



Community Feedback Report: Land Use Concepts

March 2012

City Council

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Bryan Jones, *Deputy Director, Traffic Engineer*
Leticia Trevino-Reyes, *Senior Office Specialist*

Consultants

DYETT & BHATIA
Urban and Regional Planners

Dudek, *Environmental Consultants*
Fehr & Peers, *Transportation Consultants*
Rosenow Spevacek Group, Inc., *Economic and Fiscal Consultants*

Envision Carlsbad Citizens' Committee

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Jim Comstock
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Allen Sweet
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EC³ Alternate Member

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–
–
–
Jack Cumming
Robert Nielsen
–
–
–
–
Guy Roney
Glen Etherington
–
–
Jim Bradley
Tina Schmidt



Contents

- 1 Introduction.....1**
 - 1.1 Envision Carlsbad 1
 - 1.2 This Report..... 1
- 2 Workshop Structure5**
 - 2.1 Schedule and Attendance 5
 - 2.2 Workshop Format..... 6
- 3 Feedback Results7**
 - 3.1 Overall Land Use Concept Strategies..... 7
 - 3.2 Focus Areas 13

Appendix A: Feedback Form/Survey

**Appendix B: Tabulated Feedback Form/
Survey Results and Comments**

Appendix C: Letters

1 Introduction



1.1 Envision Carlsbad

For more than two decades, Carlsbad has been developing and changing based on the premise of available land to accommodate a growing population while maintaining an excellent quality of life. Carlsbad's basic guiding documents, such as the General Plan, were created on that premise. Today, however, with the city almost built-out, development will occur primarily through infill and redevelopment, which presents challenges to ensure the protection and enhancement of Carlsbad's excellent quality of life.

The City Council, community leaders and city staff are facing these challenges head-on and initiated "Envision Carlsbad" to engage the entire community in a process of envisioning and planning for the future. In January 2010, the Carlsbad City Council adopted the Carlsbad Community Vision representing the community's most important values, priorities and aspirations for the future. The community's vision guides the second phase of the Envision Carlsbad process, which entails an update of the city's General Plan, Local Coastal Program and Zoning Ordinance.

Public participation lies at the heart of the Envision Carlsbad process. During each phase of the process, community members and stakeholders are being asked for ideas and input through a variety of methods, including:

- Public workshops and meetings;
- Envision Carlsbad Citizens' Committee;
- Workshops with the City Council and Planning Commission;
- Project website at www.carlsbadca.gov/envision

- Newsletters, videos and media coverage; and
- Public opinion survey.

1.2 This Report

Land Use Concepts Community Feedback

This report describes the process and results of the community feedback on the Envision Carlsbad Land Use Concepts Report, which presented three proposed land use concepts for the city – Concept A: Centers, Concept B: Active Waterfront, and Concept C: Core Focus. The three concepts portray a range of land use possibilities in focus areas—areas with potential for change in the future—to guide achievement of the Carlsbad Community Vision. The input from community members and stakeholders on the land use concepts, summarized in this report, will help guide preparation of a Preferred Plan, which will serve as the foundation for the new General Plan.

Community Outreach

The community was invited to consider and offer feedback on the proposed land use concepts through review of information on the city's website, participation at one of two community workshops, and completion of a feedback form at the workshops or online. The community was informed about the land use concepts, workshops and online survey through the following means:

- A letter was mailed to all property owners who own land where a land use designation change is proposed by one of the land use concepts.

- A flyer was posted in city facilities.
- A display ad was posted in the North County Times on Jan. 29, Jan. 30 and Jan. 31.
- A legal ad was posted in the North County Times on Jan. 24 and in The Coast News on Jan. 27.
- Information was distributed to more than 8,000 people through E-News.
- A news release was distributed to the media and posted on the city's website home page.
- A link to information about the workshops and survey was posted on the city's home page events box.
- The workshop dates were posted on the city website events calendar.
- A video about Envision Carlsbad and the land use concepts was posted on the city home page and was featured in the city newsroom and YouTube Channel.
- Posters were distributed to the city libraries and the senior center.
- Information was distributed through city social media channels.
- Information was posted in text bulletins on the city's cable channel.

Community Workshops

Two community workshops were held in late January and February 2012 to engage the attention, interest, and active involvement of the community, and provide opportunities for feedback regarding the overall land use concepts as well as for each individual focus area. A presentation of the land use concepts was followed by an "open house" with large-size drawings on display, where participants had the opportunity to ask questions one-on-one with staff and consultants. The workshops were well attended, with about 295 community members participating. Workshop participants were given a feedback form to complete and provide structured feedback regarding their preferences and specific changes they would like to see to the land use concepts. The forms could be returned during the meeting or at a later date.

Online Survey

The land use concepts report and the feedback form were also provided online for three weeks to enable community members who could not attend one of the workshops to provide input.

Land Use Concepts Preference Survey

* Required Question(s)
Progress:


MAP LEGEND

Proposed Land Uses	Existing Land Uses	Boundaries
 Very Low Density Residential	 Single Family Residential	 Focus Area
 Low Density Residential	 Multi-Family Residential	 Core Focus
 Medium Density Residential	 Commercial	 City Limits
 High Density Residential	 Hotel, Motel, Resort	 Village Area Boundary
 Mixed Use	 Office	 Barrio Boundary
 Commercial	 Education/Institutional	 Airport Safety Zones
 Industrial/Office	 Industrial	 Circulation
 Employment/Intensification	 Agriculture	 Train Station
 Park/Open Space	 Park/Recreation	 Carlsbad Blvd Realignment Concept
 Commercial Recreation	 Open Space/Conservation	 Major Road
 Activity Center	 Undeveloped	 Planned Road
	 Commercial Center outside City Limits	 Railroad

*** 12. PONTO/SOUTHERN WATERFRONT**
This area includes Ponto at the south end of Carlsbad Boulevard and state Parks property on the east and west sides of Carlsbad Boulevard northward to Palomar Airport Road.

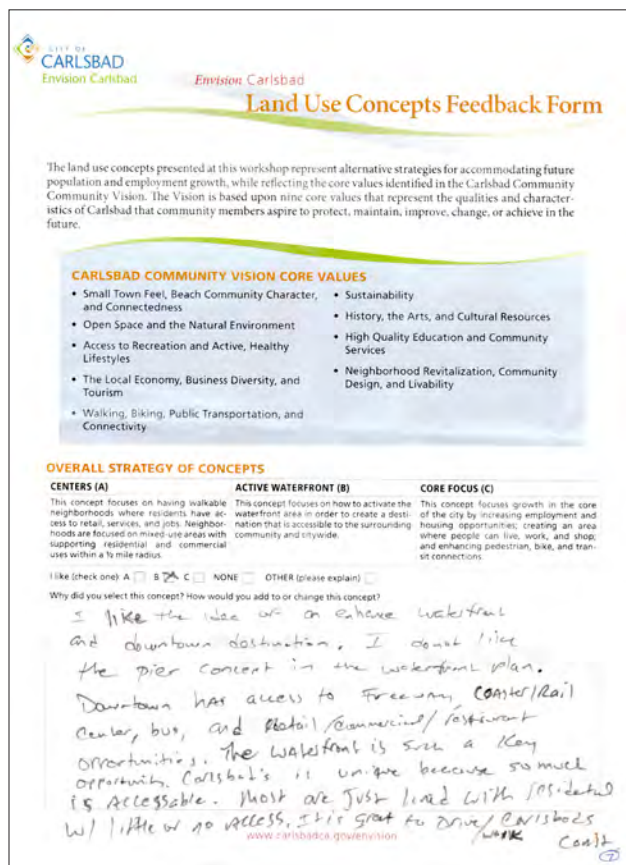
I prefer (select one):

☐ Centers (A): High density residential uses in close proximity to services and retail at Ponto; parks/open space.



2

www.carlsbadca.gov/envision



Envision Carlsbad
Land Use Concepts Feedback Form

The land use concepts presented at this workshop represent alternative strategies for accommodating future population and employment growth, while reflecting the core values identified in the Carlsbad Community Vision. The Vision is based upon nine core values that represent the qualities and characteristics of Carlsbad that community members aspire to protect, maintain, improve, change, or achieve in the future.

CARLSBAD COMMUNITY VISION CORE VALUES

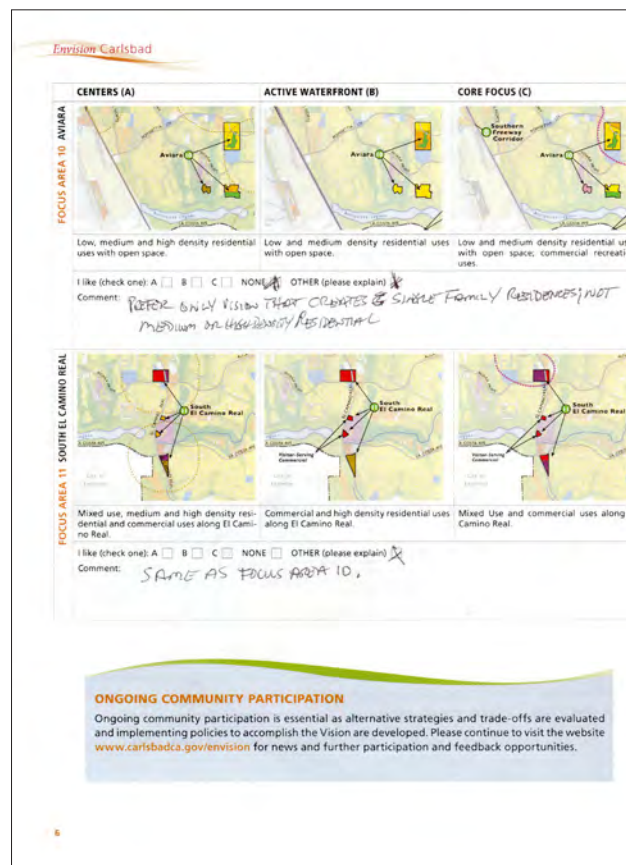
- Small Town Feel, Beach Community Character, and Connectedness
- Open Space and the Natural Environment
- Access to Recreation and Active, Healthy Lifestyles
- The Local Economy, Business Diversity, and Tourism
- Walking, Biking, Public Transportation, and Connectivity
- Sustainability
- History, the Arts, and Cultural Resources
- High Quality Education and Community Services
- Neighborhood Revitalization, Community Design, and Livability

OVERALL STRATEGY OF CONCEPTS

CENTERS (A)	ACTIVE WATERFRONT (B)	CORE FOCUS (C)
This concept focuses on having walkable neighborhoods where residents have access to retail, services, and jobs. Neighborhoods are focused on mixed use areas with supporting residential and commercial uses within a 1/2 mile radius.	This concept focuses on how to activate the waterfront area in order to create a destination that is accessible to the surrounding community and citywide.	This concept focuses growth in the core of the city by increasing employment and housing opportunities, creating an area where people can live, work, and shop, and enhancing pedestrian, bike, and transit connections.
I like (check one) A <input type="checkbox"/> B <input checked="" type="checkbox"/> C <input type="checkbox"/> NONE <input type="checkbox"/> OTHER (please explain) <input type="checkbox"/>	I like (check one) A <input type="checkbox"/> B <input checked="" type="checkbox"/> C <input type="checkbox"/> NONE <input type="checkbox"/> OTHER (please explain) <input type="checkbox"/>	I like (check one) A <input type="checkbox"/> B <input checked="" type="checkbox"/> C <input type="checkbox"/> NONE <input type="checkbox"/> OTHER (please explain) <input type="checkbox"/>
Why did you select this concept? How would you add to or change this concept?	Why did you select this concept? How would you add to or change this concept?	Why did you select this concept? How would you add to or change this concept?

I like the idea of an active waterfront and downtown destination. I don't like the pier concept in the waterfront plan. Downtown has access to Freeway, Coast/Rail Center, bus, and Retail/Commercial/Restaurant opportunities. The waterfront is such a key opportunity. Carlsbad is unique because so much is accessible. Most are just lived with residential w/ little or no access. It's great to drive/work with.

www.carlsbadca.gov/envision



Envision Carlsbad

FOCUS AREA 10: AVIARA

CENTERS (A)	ACTIVE WATERFRONT (B)	CORE FOCUS (C)
Low, medium and high density residential uses with open space.	Low and medium density residential uses with open space.	Low and medium density residential uses with open space; commercial recreation uses.
I like (check one) A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> NONE <input checked="" type="checkbox"/> OTHER (please explain) <input checked="" type="checkbox"/>	I like (check one) A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> NONE <input checked="" type="checkbox"/> OTHER (please explain) <input checked="" type="checkbox"/>	I like (check one) A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> NONE <input checked="" type="checkbox"/> OTHER (please explain) <input checked="" type="checkbox"/>
Comment: <i>PREFER ONLY VISION THAT CREATES SINGLE FAMILY RESIDENCES; NOT MEDIUM DENSITY RESIDENTIAL</i>	Comment: <i>PREFER ONLY VISION THAT CREATES SINGLE FAMILY RESIDENCES; NOT MEDIUM DENSITY RESIDENTIAL</i>	Comment: <i>PREFER ONLY VISION THAT CREATES SINGLE FAMILY RESIDENCES; NOT MEDIUM DENSITY RESIDENTIAL</i>

FOCUS AREA 11: SOUTH EL CAMINO REAL

CENTERS (A)	ACTIVE WATERFRONT (B)	CORE FOCUS (C)
Mixed use, medium and high density residential and commercial uses along El Camino Real.	Commercial and high density residential uses along El Camino Real.	Mixed Use and commercial uses along El Camino Real.
I like (check one) A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> NONE <input checked="" type="checkbox"/> OTHER (please explain) <input checked="" type="checkbox"/>	I like (check one) A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> NONE <input checked="" type="checkbox"/> OTHER (please explain) <input checked="" type="checkbox"/>	I like (check one) A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> NONE <input checked="" type="checkbox"/> OTHER (please explain) <input checked="" type="checkbox"/>
Comment: <i>SAME AS FOCUS AREA 10.</i>	Comment: <i>SAME AS FOCUS AREA 10.</i>	Comment: <i>SAME AS FOCUS AREA 10.</i>

ONGOING COMMUNITY PARTICIPATION

Ongoing community participation is essential as alternative strategies and trade-offs are evaluated and implementing policies to accomplish the Vision are developed. Please continue to visit the website www.carlsbadca.gov/envision for news and further participation and feedback opportunities.

Completed Feedback Forms/Surveys

Community members completed a total of 349 feedback forms/surveys, with 29 percent of responses completed in hardcopy, and 71 percent completed online.

Other Feedback

In addition to the community feedback received through the completed feedback forms/survey, numerous property owners and community members submitted letters regarding the proposed land use concepts. These letters are attached in Appendix C.

Report Organization and Next Steps

The rest of this report is organized into sections summarizing the land use concepts (Chapter 2), describing the workshop process (Chapter 3)

and the feedback received (Chapter 4). Appendix A includes the feedback form for reference, and Appendix B provides a detailed tabulation of all responses received.

The land use concepts evaluation process relies on technical analysis as well as public input. The Envision Carlsbad Citizens' Committee (EC3) and decision-makers will review the technical information and public feedback in upcoming meetings, and provide direction toward a Preferred Plan. This direction will help guide the land use configuration of the Preferred Plan, based on the land use preferences of the public. The Preferred Plan will create a framework within which new General Plan policies and programs can be developed. The Preferred Plan will also create a framework for individual elements of the General Plan to be developed, providing a bridge to detailed policy-making. A detailed work program may be found on the Envision Carlsbad website: www.carlsbadca.gov/envision.

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2 Workshop Structure



2.1 Schedule and Attendance

The community workshops were held on Jan. 31, 2012 at Poinsettia Elementary School and Feb. 2, 2012 at the Carlsbad Senior Center. Both workshops were held from 6:00 p.m. until 8:00 p.m., and had similar content and structure. In all, approximately 295 community members attended the workshops.





2.2 Workshop Format

In each workshop, project background and the land use concepts and their implications were presented by staff and consultants. Following the presentation, an “open house” was held. Several “stations” with large size display boards presented the community vision, the land use concepts and their economic, transportation, and environmental implications. Each station was staffed by a city staff member and/or consultant who were available to answer questions one-on-one. Participants were encouraged to explore and review the information and ask staff and consultants any questions they may have had. Detailed feedback forms were provided to each participant. Workshop participants were given the option of completing the feedback form at the workshop, completing it later and returning it to the city, or completing the online survey. The survey period closed on February 17, 2012.



3 Feedback Results

This chapter summarizes the results of the feedback forms turned in by community members, the online survey, which included the same questions as in the feedback form, and the feedback received through letters. The feedback form/survey asked participants to state an overall preference, as well as preferences for each focus area. A copy of the feedback form is included in Appendix A for reference. The tabulated results from the completed feedback forms/surveys are included in Appendix B.

A total of 349 completed feedback forms/surveys were received and Table 1 presents a breakdown of where and how the feedback results were collected.

TABLE 1: SURVEY COLLECTION METHOD		
COLLECTION METHOD	NUMBER	PERCENT
January 31 Workshop	41	12%
February 2 Workshop	24	7%
Mailed/Delivered to City	36	10%
Online Survey	248	71%
Total	349	100%

3.1 Overall Land Use Concept Strategies

Description of Land Use Concept Strategies

The overall land use concept strategies are described here, including a map of each concept following the description of Concept C. More detailed information about each land use concept can be found in the Envision Carlsbad Land Use Concepts report, which is available online at www.carlsbadca.gov/

and was previously distributed to the Envision Carlsbad Citizens Committee members, Planning Commissioners, and City Council members.

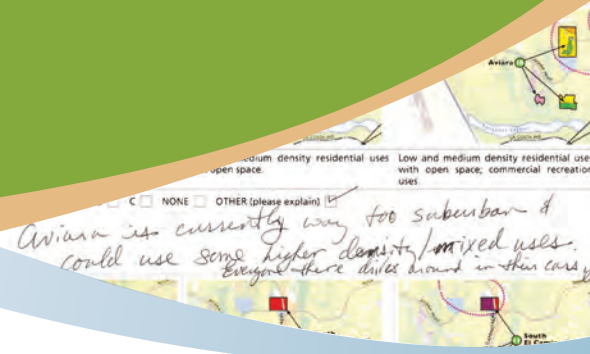
Concept A: Centers

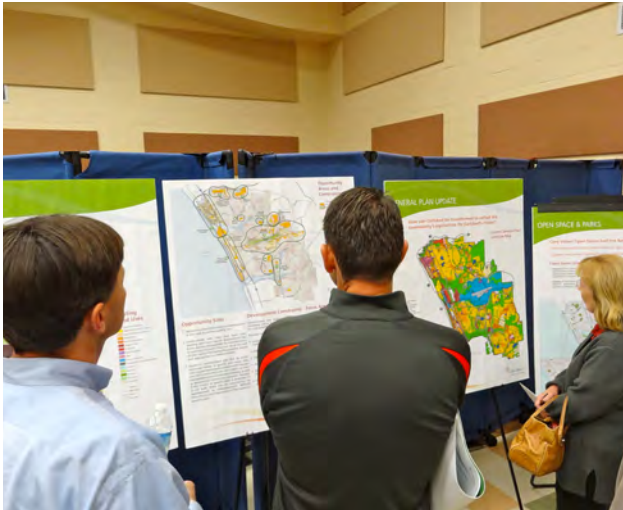
The Centers concept directs development to several new neighborhood centers. The centers are placed in strategic, visible locations along transit, and distributed to maximize accessibility from residential neighborhoods.

Each center will include local shopping as a pedestrian-oriented focus for the surrounding neighborhood, accessible to local residents. High and medium density housing, in addition to new parks and open spaces, would surround the retail centers or be integrated in mixed-use buildings.

A significant majority of the city's future housing needs will be accommodated in the centers, enabling people to live close to shops and services and along transit corridors. All centers will have transit access—bus or rail—and pedestrian connections between the centers and the surrounding neighborhoods will be improved to enhance walkability.

New centers will be located along El Camino Real, Palomar Airport Road and adjacent to the Pointsettia Coaster Station. Residential uses are located along the eastern city limits, in proximity to local shopping in adjacent cities. The Village and Barrio will see increases in housing and amenities, while the Power Plant will be redeveloped with hotels, retail, and other non-residential uses. Quarry Creek will include new housing as well as a new campus and ample open space.





Concept B: Active Waterfront

The Active Waterfront concept proposes to place greater development along the waterfront, enabling residences, hotels, and other uses to be close to the ocean. Residents and visitors will enjoy waterfront dining, shopping, and lingering experience in clusters of restaurants, cafés, and smaller stores up and down the coast. The Power Plant area will be developed with a mix of hotel, and retail uses, as well as mixed use development adjacent to the east side of Interstate 5; community-accessible open spaces will be provided along Agua Hedionda Lagoon.

About half of the city's new residential growth will be in the waterfront focus areas (Focus Areas 1, 8, and 9). Most of the other new residential growth will occur in the Plaza Camino Real Commercial Corridor, which includes mixed use, and Quarry Creek, which will have new residential uses. Palomar Corridor will continue to contain only employment uses.



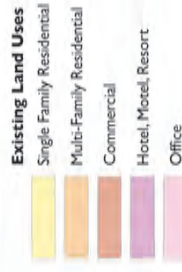
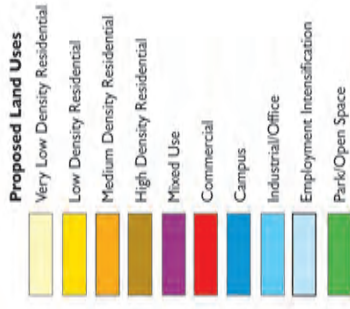
Concept C: Core Focus

In this concept, new residential and commercial uses will be placed at strategic locations at the edges of Carlsbad's employment core in the geographic center of the city—enabling workers to live close to jobs, and stores and restaurants to enjoy patronage from both residents and workers. Although some sites currently envisioned for employment uses will be developed with residential and commercial uses, there remains enough area to accommodate office and industrial uses, ensuring enough capacity for continued employment growth.

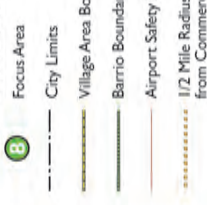
Just over a third of the new housing growth will be in central Carlsbad, while the rest will be dispersed at different locations. The Power Plant and southern portion of Carlsbad Boulevard will primarily accommodate hotel and visitor-serving commercial uses and will provide access to the beach and lagoon for the community.



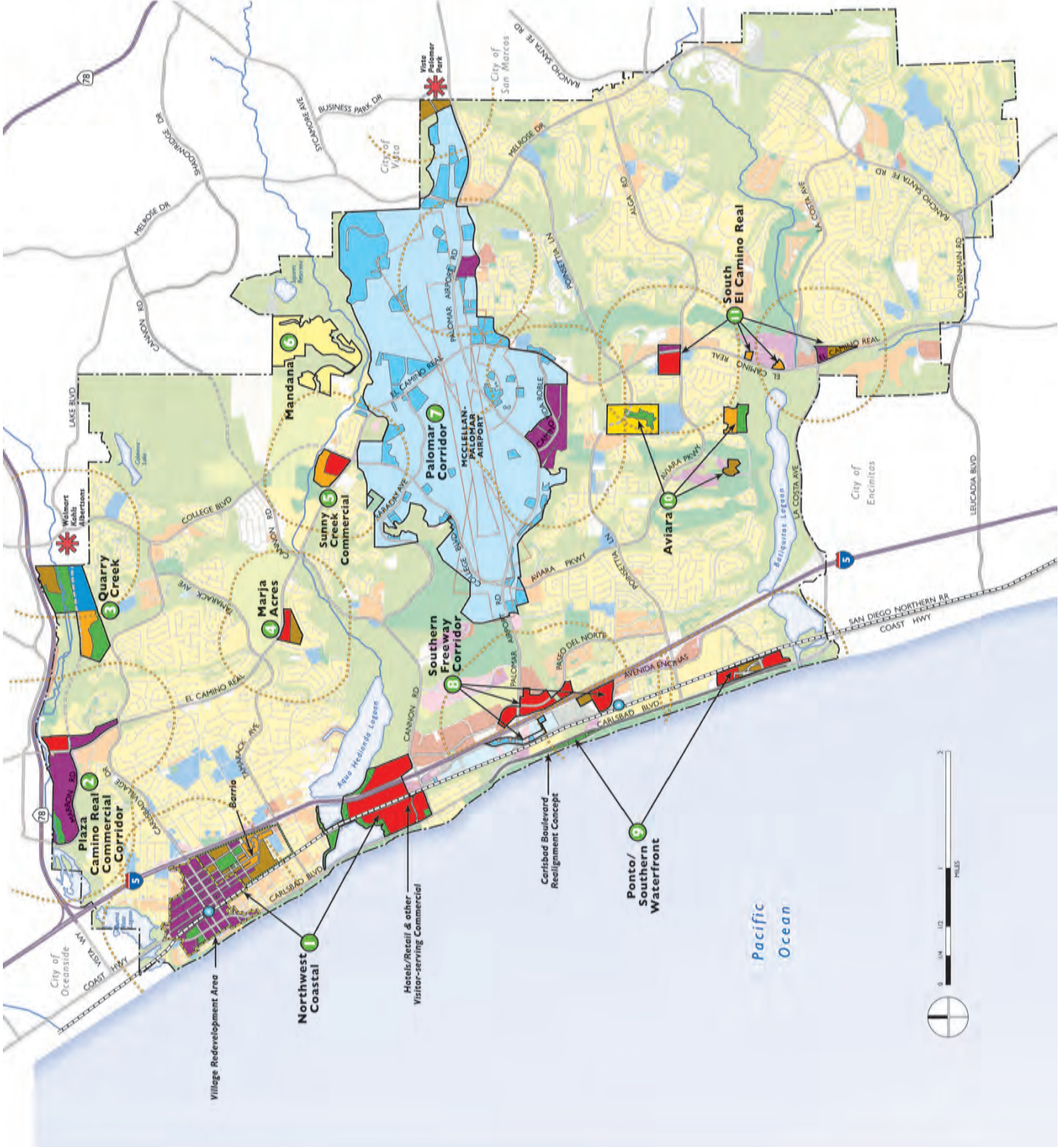
ENVISION CARLSBAD CONCEPT A: Centers



Boundaries

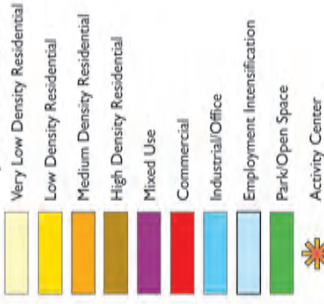


Circulation

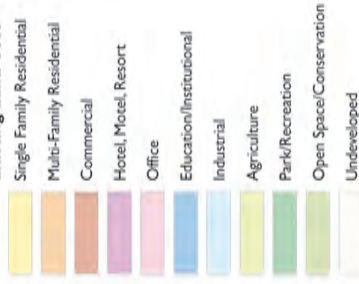


ENVISION CARLSBAD CONCEPT B: Active Waterfront

Proposed Land Uses



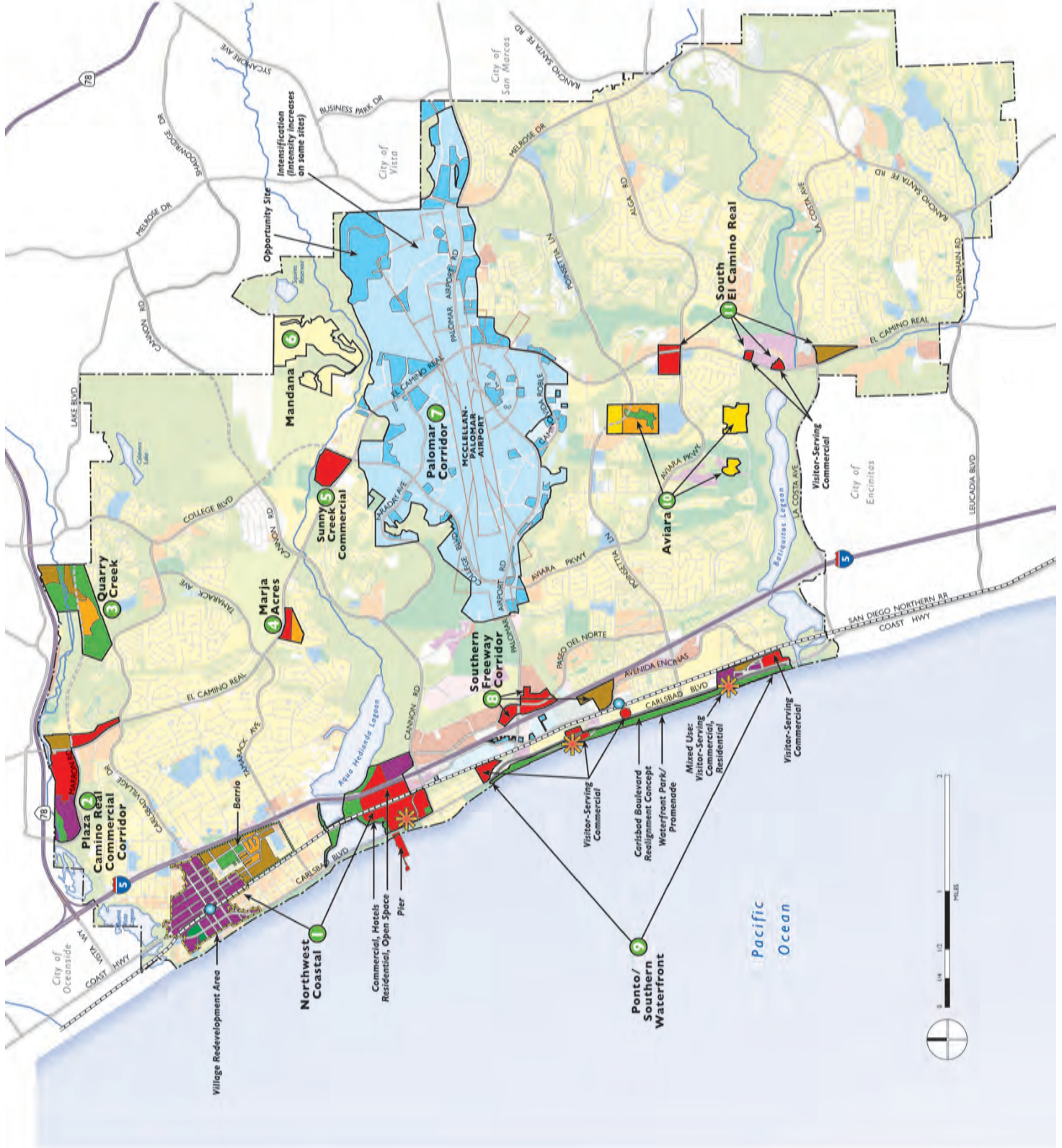
Existing Land Uses



Boundaries



Circulation



ENVISION CARLSBAD CONCEPT C: Core Focus

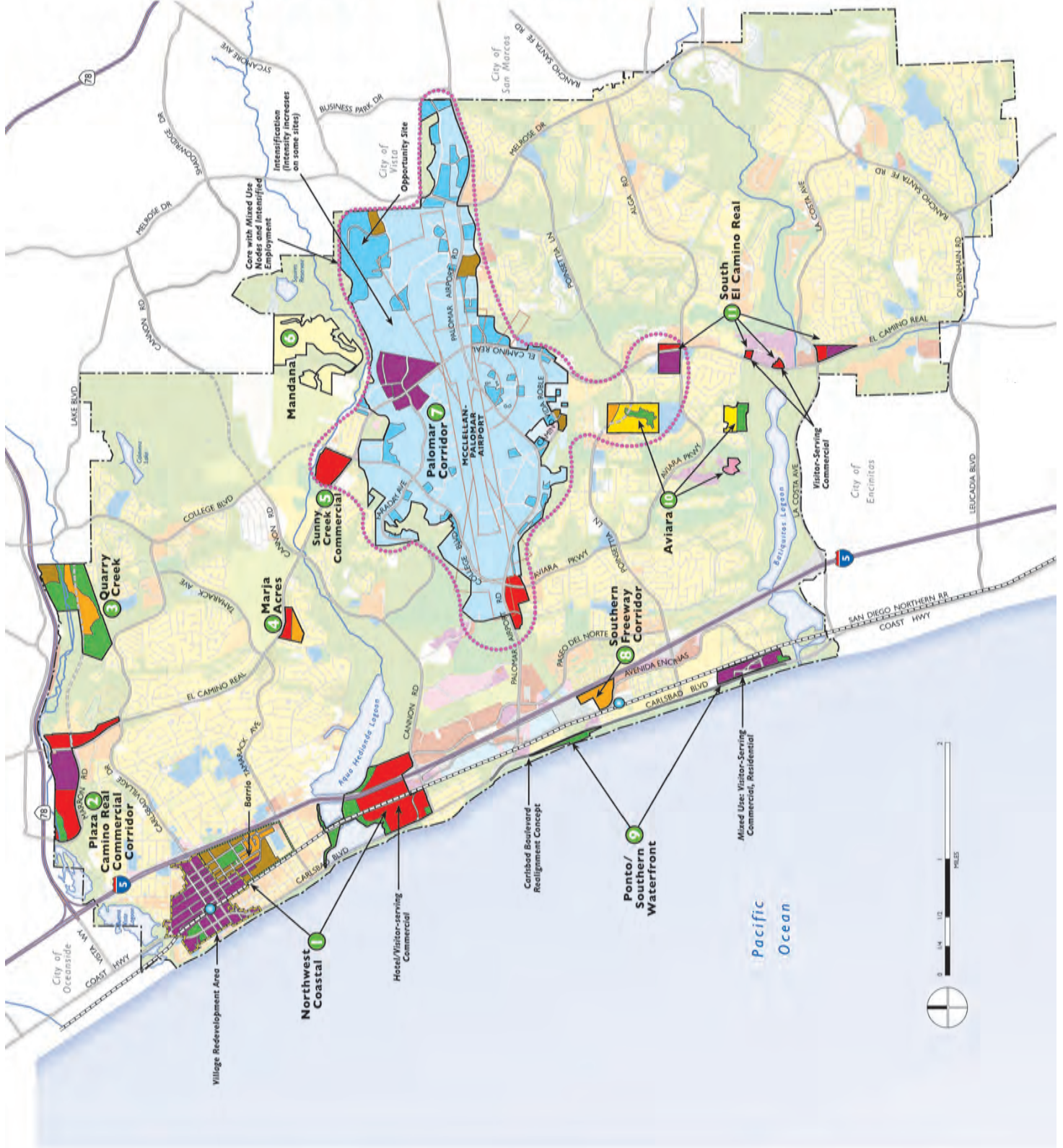
- Proposed Land Uses**

 - Very Low Density Residential
 - Low Density Residential
 - Medium Density Residential
 - High Density Residential
 - Mixed Use
 - Commercial
 - Industrial/Office
 - Employment Intensification
 - Park/Open Space
 - Commercial Recreation
- Existing Land Uses**

 - Single Family Residential
 - Multi-Family Residential
 - Commercial
 - Hotel, Motel, Resort
 - Office
 - Education/Institutional
 - Industrial
 - Agriculture
 - Park/Recreation
 - Open Space/Conservation
 - Undeveloped
- Boundaries**

 - Focus Area
 - Core Focus
 - City Limits
 - Village Area Boundary
 - Barrio Boundary
 - Airport Safety Zones
- Circulation**

 - Train Station
 - Carlsbad Blvd Realignment Concept
 - Major Road
 - Planned Road
 - Railroad



Feedback Results on Overall Land Use Concept Strategies

Feedback results from the feedback form/online survey regarding the overall land use concept strategies is provided in Table 2 and summarized as follows:

- Almost half of all respondents (44 percent) preferred Concept B: Active Waterfront. Several respondents identified the waterfront as Carlsbad's greatest resource, where Concept B: Active Waterfront offers the greatest opportunity to create a community destination along the ocean, enhance connections to the beach, and ensure continued economic growth. Many of those who chose Concept B: Active Waterfront expressed opposition to residential uses in the Palomar Corridor (Focus Area 7).
- Twenty two percent of respondents preferred Concept C: Core Focus. Some of the reasons include minimizing development along the coast and supporting Carlsbad's vital core.
- Sixteen percent of respondents preferred Concept A: Centers. Some respondents identified convenience, ability to get around, and access to services and stores as reasons why Concept A: Centers is preferred.

- Sixteen percent of respondents chose none or other. Some of those respondents preferred a combination of concepts (elaborated upon in the focus area survey results) and some others preferred less development in general, and keeping more lands in open space. However, upon closer examination, only about three percent of respondents chose the lower density option for all the focus areas, indicating that there are some areas in the city that respondents found suitable for higher density development.

Preference for Concept B: Active Waterfront may have been amplified due to attendance by many at the Jan. 31 workshop who were concerned about the addition of high density residential in the neighborhood of Bressi Ranch (Palomar Corridor, Focus Area 7). However, even after subtracting out results of those who only answered B for Palomar Corridor (three respondents) or checked B for all the focus areas (20 respondents), totaling about seven percent of the total responses received, an overall preference for Concept B: Active Waterfront still holds.

TABLE 2: OVERALL STRATEGY RESULTS

OPTIONS	TOTAL		JAN. 31 WORKSHOP		FEB. 2 WORKSHOP		MAILED/DELIVERED		ONLINE	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Concept A: Centers	54	15%	2	5%	3	13%	3	8%	46	19%
Concept B: Active Waterfront	153	44%	34	83%	9	38%	7	19%	103	42%
Concept C: Core Focus	77	22%	2	5%	3	13%	16	44%	56	23%
None	31	9%			1	4%	1	3%	29	12%
Other	23	7%			2	8%	7	19%	14	6%
Left Blank	11	3%	3	7%	6	25%	2	6%		
Total	349	100%	41	100%	24	100%	36	100%	248	100%

* Some percentages may not add up to 100% due to rounding.

Feedback received by letter regarding overall land use concept strategies is summarized below; copies of all letters received are attached in Appendix C.

- Letter from Robert Wilkinson, dated Feb. 6: expressed support for mixed-use development, supports a more active waterfront (Concept B) and creating destinations within the city. Mr. Wilkinson also indicated his feedback on the individual focus areas and this feedback has been included in the survey results for each focus area.
- Letter from Theresa Childs, faxed to the city on Feb. 7: does not like any of the strategies; suggests most of the high density housing be located along Palomar Airport Rd.
- Letter from Aviara Resort Associates, dated Feb. 8: requests that the city carefully consider how much more hotel inventory the city and surrounding communities can support. Other comments in the letter are summarized below under Aviara (Focus Area 10).
- Email from Richard and Bonnie Bethel, dated Feb 20: requests that the city not allow development on lands protected as open space and not add more commercial buildings until we reduce current vacancies. Note: staff replied to Mr. and Mrs. Bethel's email and clarified that the land use concepts do not propose development of any area protected as open space.

3.2 Focus Areas

Northwest Coastal (Focus Area 1)

Description of Northwest Coastal (Focus Area 1)

Concept A: Centers shows mixed use in the Village that will extend into residential uses in the Barrio, creating a connection between the higher density residential and mixed uses. The Power Plant area will have hotels/retail, other visitor serving commercial uses, and open space.

Concept B: Active Waterfront shows mixed use in the Village, along with infill high and medium density residential development in the Barrio. The Power Plant area will be an activity node with commercial, hotels, mixed use (east of I-5) and open space.

Concept C: Core Focus also includes mixed use in the Village and residential in the Barrio. The Power Plant will have hotel and visitor services.

Feedback on Northwest Coastal (Focus Area 1)

Results from the feedback form/online survey regarding Northwest Coastal (Focus Area 1) are provided in Table 3 and summarized as follows:

- Thirty-eight percent of respondents prefer the land use configuration in Concept B: Active Waterfront for Northwest Coastal (Focus Area 1). Some of the reasons cited include better utilization of the waterfront, greater access to the beach, and mixed use at the Power Plant site. Respondents were split in regards to the possible creation of a pier, with some in support and others opposed.
- Concept C: Core Focus was chosen by 16 percent of respondents, with a few respondents stating that it was preferred because it resulted in less impact on the waterfront.
- Concept A: Centers was preferred by 14 percent of respondents, some of whom expressed their desire to see improvements in the Village and the Barrio and for neighborhoods that are accessible to public transportation and pedestrian-friendly.

- Some respondents who chose Concept A: Centers and Concept C: Core Focus did not want to see residential use on the Power Plant site.
- Nineteen percent of respondents chose none or other. Reasons given included the desire for the Power Plant site to be designated for open space and less intensity in the Barrio.

TABLE 3: NORTHWEST COASTAL (FOCUS AREA 1) RESULTS		
OPTIONS	NUMBER	PERCENT
Concept A: Centers	49	14%
Concept B: Active Waterfront	131	38%
Concept C: Core Focus	56	16%
None	46	13%
Other	22	6%
Left Blank	45	13%
Total	349	100%

* Percentages may not add up to 100% due to rounding.

Feedback received by letter regarding Northwest Coastal (Focus Area 1) is summarized below; copies of all letters received are attached in Appendix C.

- Email from Theresa Childs, faxed to the city on Feb 7, and letter, dated Mar. 8, regarding the Barrio: all of the concepts bring too many housing units to the area. Suggests converting the city's public works depot at 405 Oak St. to an apartment village. Open area of the Pine Street Park could be used as a community garden. In 3300 block of Madison St. either leave land use designation as is or mixed use, but not high density residential. Ms. Childs provided additional comments in her email and letter, attached in Appendix C.
- Letter from Fortuna Israel, MD, dated March 16, 2012 (owner): requests that the property at 3535 Harding St. be designated to allow for six residential units. Note: staff confirmed that this property is within the Barrio area and is currently designated for medium density residential uses; and based on the size of the lot (.45 ac) only three dwellings would be permitted. The land use concepts do not propose changing the medium density designation.

Plaza Camino Real Corridor (Focus Area 2)

Description of Plaza Camino Real Corridor (Focus Area 2)

Concept A: Centers shows mixed use and open space on the mall site, with commercial and mixed use east of El Camino Real.

Concept B: Active Waterfront shows mixed use, commercial, and open space on the mall site with high-density residential and commercial uses east of El Camino Real.

Concept C: Core Focus shows mixed use, commercial, and open space on the mall site with just commercial east of El Camino Real.

Feedback on Plaza Camino Real Corridor (Focus Area 2)

Results from the feedback form/online survey regarding Plaza Camino Real Corridor (Focus Area 2) are provided in Table 4 and summarized as follows:

- Thirty percent of respondents prefer Concept B: Active Waterfront for Plaza Camino Real Corridor (Focus Area 2). Most respondents supported the redevelopment of the area. Some saw the area as an ideal location for higher density residential uses, while others felt that higher density residential uses will contribute to existing congestion.
- Concept C: Core Focus was preferred by 22 percent of respondents, some of whom liked that the areas east of El Camino Real are designated as commercial.
- Nineteen percent of respondents chose Concept A: Centers. Some respondents expressed their dislike of high density residential uses for the area.
- Fifteen percent of respondents chose none or other. A few of the reasons cited include the desire for more open space and redevelopment to include commercial uses only.

**TABLE 4: PLAZA CAMINO REAL
(FOCUS AREA 2) RESULTS**

OPTIONS	NUMBER	PERCENT
Concept A: Centers	65	19%
Concept B: Active Waterfront	103	30%
Concept C: Core Focus	76	22%
None	39	11%
Other	15	4%
Left Blank	51	15%
Total	349	100%

* Percentages may not add up to 100% due to rounding.

Feedback received by letter regarding Plaza Camino Real Corridor (Focus Area 2) is summarized below; copies of all letters received are attached in Appendix C.

- Letter from Hughes Investments (owner/property manager), dated Feb. 3, regarding Carlsbad Plaza and Carlsbad Plaza South (commercial center located east of El Camino Real and south of Hwy. 78): expresses strong concerns about any plan that would redesignate the properties to any use other than what exists today, which allows for shopping centers. Opposes high density residential that would preclude a shopping center (as shown in Concept B: Active Waterfront).

Quarry Creek (Focus Area 3)

Description of Quarry Creek (Focus Area 3)

Concept A: Centers includes medium and high density residential uses with an educational campus, placing residents next to jobs and open space with an extension of Marron Road.

Concept B: Active Waterfront includes medium and high density residential uses at higher densities next to open space with an extension of Marron Road.

Concept C: Core Focus includes medium and high density residential uses next to open space with an extension of Marron Road.

Feedback on Quarry Creek (Focus Area 3)

Results from the feedback form/online survey regarding Quarry Creek (Focus Area 3) are provided in Table 5 and summarized as follows:

- Twenty-six percent of respondents prefer Concept B: Active Waterfront for Quarry Creek (Focus Area 3). Some respondents who chose Concept B: Active Waterfront saw Quarry Creek as a good place for higher density residential, as the area is freeway accessible.
- Sixteen percent of respondents preferred Concept A: Centers. A few respondents liked the inclusion of a campus in the land use configuration.
- Sixteen percent of respondents preferred Concept C: Core Focus. Some respondents preferred that it showed the least amount of high density residential.
- Thirty-two percent of respondents chose none or other. Reasons cited included the preference to see lower density housing and for most or all of the area to be designated as open space. Some other comments include concerns regarding the extension of Marron Road on potential natural resources.

**TABLE 5: QUARRY CREEK
(FOCUS AREA 3) RESULTS**

OPTIONS	NUMBER	PERCENT
Concept A: Centers	56	16%
Concept B: Active Waterfront	89	26%
Concept C: Core Focus	56	16%
None	72	21%
Other	37	11%
Left Blank	39	11%
Total	349	100%

* Percentages may not add up to 100% due to rounding.

Feedback received by letter regarding Quarry Creek (Focus Area 3) is summarized below; copies of all letters received are attached in Appendix C.

- Letter from The Corky McMillin Companies, dated Jan. 20: expressed concern that the proposed land use concepts do not reflect the proposed draft Quarry Creek Master Plan, which is currently being reviewed and processed by the city. The letter requests that the draft land use plan of the proposed Quarry Creek Master Plan be considered as an alternative land use concept. A graphic showing the draft Quarry Creek Master Plan land use plan is attached to the letter in Appendix C.

Marja Acres (Focus Area 4)

Description of Marja Acres (Focus Area 4)

Concept A: Centers shows commercial use along El Camino Real, with high density residential behind.

Concept B: Active Waterfront and Concept C: Core Focus both show commercial use along El Camino Real, with medium density residential behind.

Feedback on Marja Acres (Focus Area 4)

Results from the feedback form/online survey regarding Marja Acres (Focus Area 4) are provided in Table 6 and summarized as follows:

- Fifty-three percent of respondents prefer Concept B: Active Waterfront/Concept C: Core Focus (which included the same land use configuration) for Marja Acres. Some of those who chose Concepts B/C preferred not to see high density residential in the area.
- Ten percent of respondents chose Concept A: Centers. Some of the respondents indicated that they saw the area as a good location for higher density residential as it is located along El Camino Real.
- Twenty-one percent of respondents chose none or other. Reasons cited include the preference to keep the area as open space or not to see any medium or high density in the area.

TABLE 6: MARJA ACRES (FOCUS AREA 4) RESULTS

OPTIONS	NUMBER	PERCENT
Concept A: Centers	35	10%
Concept B: Active Waterfront/ Concept C: Core Focus	186	53%
None	55	16%
Other	18	5%
Left Blank	55	16%
Total	349	100%

* Percentages may not add up to 100% due to rounding.

Feedback received by letter regarding Marja Acres (Focus Area 4) is summarized below; copies of all letters received are attached in Appendix C.

- No letters were received regarding this focus area.

Sunny Creek Commercial (Focus Area 5)

Description of Sunny Creek Commercial (Focus Area 5)

Concept A: Centers show commercial surrounded by medium density residential use.

Concept B: Active Waterfront and Concept C: Core Focus includes only commercial use.

Feedback on Sunny Creek Commercial (Focus Area 5)

Results from the feedback form/online survey regarding Sunny Creek Commercial (Focus Area 5) are provided in Table 7 and summarized as follows:

- Thirty-six percent of respondents prefer Concept B: Active Waterfront/Concept C: Core Focus (which included the same land use configuration) for Sunny Creek Commercial (Focus Area 5). A few respondents who chose Concept B/C would like to see neighborhood serving commercial in the area such as a grocery store and restaurants.

- Twenty-nine percent of respondents chose Concept A: Centers. Some respondents liked having commercial and residential uses adjacent to each other.
- Nineteen percent of respondents chose none or other. Reasons cited included the preference to see the area as medium/low density residential without any commercial uses or to see the area as open space.

TABLE 7: SUNNY CREEK COMMERCIAL (FOCUS AREA 5) RESULTS

OPTIONS	NUMBER	PERCENT
Concept A: Centers	101	29%
Concept B: Active Waterfront/ Concept C: Core Focus	126	36%
None	49	14%
Other	18	5%
Left Blank	55	16%
Total	349	100%

* Percentages may not add up to 100% due to rounding.

Feedback received by letter regarding Sunny Creek Commercial (Focus Area 5) is summarized below; copies of all letters received are attached in Appendix C.

- No letters were received regarding this focus area.

Mandana (Focus Area 6)

Description of Mandana (Focus Area 6)

All three land use concepts show Mandana (Focus Area 6) as very low density residential.

Feedback on Mandana (Focus Area 6)

Results from the feedback form/online survey regarding Mandana (Focus Area 6) are provided in Table 8 and summarized as follows:

- Fifty-two percent of respondents preferred the very low density residential designation.

- Thirty-five percent of respondents chose none or other, where most would prefer to see the area designated as open space.
- A few respondents identified the area as a potential site to accommodate quality low to medium density residential uses, while a few others indicated their preference to see continued agricultural use.

TABLE 8: MANDANA (FOCUS AREA 6) RESULTS

OPTIONS	NUMBER	PERCENT
Concept A: Centers/ Concept B: Active Waterfront/ Concept C: Core Focus	180	52%
None	75	21%
Other	47	14%
Left Blank	47	14%
Total	349	100%

* Percentages may not add up to 100% due to rounding.

Feedback received by letter regarding Mandana (Focus Area 6) is summarized below; copies of all letters received are attached in Appendix C.

- Letters from Hofman Planning (one letter has no date the other is dated March 15, 2012): due to planning and environmental constraints, it is suggested that the low-medium density (RLM) designation would be more appropriate, which would allow for homes to be clustered on smaller lots than allowed by the very low density designation. This would be more environmentally sensitive due to a reduced area of grading/development.

Palomar Corridor (Focus Area 7)

Description of Palomar Corridor (Focus Area 7)

Concept A: Centers includes industrial and office uses, with a new high density residential neighborhood at the east end and new mixed use commercial uses along the southern part of the area.

Concept B: Active Waterfront maintains the area as industrial/office with some commercial uses allowed.

Concept C: Core Focus includes industrial/office with some high density residential and mixed use commercial uses around the periphery, placing people close to jobs and services.

Feedback on Palomar Corridor (Focus Area 7)

Results from the feedback form/online survey regarding Palomar Corridor (Focus Area 7) are provided in Table 9 and summarized as follows:

- Forty-five percent of respondents prefer Concept B: Active Waterfront for the Palomar Corridor (Focus Area 7). Some respondents were against residential uses in the area and indicated that industrial and office uses should continue.
- Twenty-three percent of respondents preferred Concept C: Core Focus, with some of the reasons being that it locates mixed use and housing along corridors such as El Camino Real and Palomar Airport Road, and support the overall concept of locating housing near jobs.
- Eleven percent of respondents chose none or other, with a few comments stating that the area is already too congested.
- Eight percent of respondents preferred Concept A: Centers. A few respondents liked that it included some mixed use along the periphery of the area.

TABLE 9: PALOMAR CORRIDOR (FOCUS AREA 7) RESULTS

OPTIONS	NUMBER	PERCENT
Concept A: Centers	28	8%
Concept B: Active Waterfront	156	45%
Concept C: Core Focus	82	23%
None	29	8%
Other	11	3%
Left Blank	43	12%
Total	349	100%

* Percentages may not add up to 100% due to rounding.

Feedback received by letter regarding Palomar Corridor (Focus Area 7) is summarized below; copies of all letters received are attached in Appendix C, unless otherwise stated.

- Petition dated January 2012, signed by approximately 445 individuals, stating: “The citizens of South Carlsbad oppose the proposal to rezone the land off of El Fuerte and Gateway in the Master Planned Community of the Bressi Ranch Development. The city is proposing it be rezoned from industrial usage to residential/mixed usage for a high density apartment complex. This plan will not only impact Bressi Ranch residents but the neighboring La Costa Greens residents as well. We, the tax paying citizens, urge the city to deny this rezoning proposal and leave the land as originally intended. Please fill out and sign below if you are opposed to the aforementioned rezoning proposal.” Note: because the petition contains personal information of the signees, a copy of the petition is not attached; the petition is on file with the city.
- Letter from Kilroy Realty Corporation (owner), dated Jan. 23, regarding lots 4-5 and 7-8 of the Carlsbad Oaks Business Park (north of Faraday Ave and west of Melrose Dr): the letter suggests that the Office (O) land use designation would be appropriate for these parcels in order to allow medical office uses (the lots are currently designated Planned Industrial (PI)). Note: Concept C: Core Focus proposes high density residential on lot 8, however, the other lots mentioned in the letter remain as Planned Industrial (PI) in all the land use concepts.

- Email/Letters from Isis Pharmaceuticals, Techbilt Construction Corporation and BMR Gazelle, dated Jan. 24, Jan. 26, Feb. 8 and Mar. 8, regarding lot 8 of Carlsbad Oaks North Business Park (map attached to Techbilt letter dated Jan 26): opposes changing the land use on the this site from Planned Industrial (PI) to high density residential. Residential would be incompatible with industrial uses in the area.
- Letter from Techbilt Construction Corporation, dated Jan. 26: requests that lot 1 of Carlsbad Oaks North (map attached to letter) be considered as a site for high density residential (currently designated Planned Industrial (PI)). The land use concepts do not propose any land use change on this site.
- Letter from H.G. Fenton Company (owner), dated Jan. 27, regarding lots 12 and 15 of the Raceway business park (the lots at the city's eastern boundary on the north and south sides of Lionshead Ave): supports changing the lots from Planned Industrial (PI) to high density residential.
- Email from Terri Mundy, dated Jan. 24, regarding the site at the southwest corner of Palomar Airport Rd and El Fuerte St: requests that the site not be changed from Planned Industrial (PI) to high density residential (as shown in Concept C: Core Focus).
- Email from Deborah and Gary Holmes, dated Mar. 13, regarding the site at the southwest corner of Palomar Airport Rd and El Fuerte St: opposes changing the land use designation to allow apartments.
- Letter from Carlsbad Gateway Center, dated Mar. 14, regarding the Carlsbad Gateway Center: wishes to retain Industrial (M-Q) zoning designation, does not want to be designated Planned Industrial (P-M).

Southern Freeway Corridor (Focus Area 8)

Description of Southern Freeway Corridor (Focus Area 8)

Concept A: Centers includes commercial and residential uses near Poinsettia Station, with freeway oriented commercial uses at the Palomar Airport Road freeway interchange and industrial/office uses along Avenida Encinas.

Concept B: Active Waterfront includes high density residential use near Poinsettia Station to create more residential opportunities in the area and support commercial and parks/open space activity along the coast.

Concept C: Core Focus includes medium density residential near the Poinsettia Station.

Feedback on Southern Freeway Corridor (Focus Area 8)

Results from the feedback form/online survey regarding Southern Freeway Corridor (Focus Area 8) are provided in Table 10 and summarized as follows:

- Generally all three concepts found equivalent level of support, with a slightly greater percentage of respondents preferring Concept B.
- Twenty-eight percent of respondents support Concept B: Active Waterfront. Some respondents support the location of high density residential in close proximity to the Poinsettia Station.
- Twenty-three percent of respondents support Concept C: Core Focus as a means to provide housing in the area but at lower densities.
- Twenty-one percent of respondents chose Concept A: Centers. Some reasons cited for the preference include minimal residential uses near the train tracks, compared to the other two land use concepts.
- Eleven percent of respondents chose none or other, with a few respondents wanting to see less intense development.

TABLE 10: SOUTHERN FREEWAY CORRIDOR (FOCUS AREA 8) RESULTS

OPTIONS	NUMBER	PERCENT
Concept A: Centers	73	21%
Concept B: Active Waterfront	99	28%
Concept C: Core Focus	81	23%
None	33	9%
Other	8	2%
Left Blank	55	16%
Total	349	100%

* Percentages may not add up to 100% due to rounding.

Feedback received by letter regarding Southern Freeway Corridor (Focus Area 8) is summarized below; copies of all letters received are attached in Appendix C.

- No letters were received regarding this focus area.

Ponto/Southern Waterfront (Focus Area 9)

Description of Ponto/Southern Waterfront (Focus Area 9)

Concept A: Centers show high density residential uses in close proximity to services and retail at Ponto.

In Concept B: Active Waterfront, a waterfront park/promenade is envisioned along the coastline with activity nodes located along the waterfront which will be accessible to neighborhoods to the east. Uses include high density residential, mixed use, commercial, and parks/open space.

Concept C: Core Focus shows mixed use at Ponto, and park/open space areas.

Feedback on Ponto/Southern Waterfront (Focus Area 9)

Results from the feedback form/online survey regarding Ponto/Southern Waterfront (Focus Area 9) are provided in Table 11 and summarized as follows:

- Forty-five percent of respondents chose Concept B: Active Waterfront for the Ponto/Southern Waterfront (Focus Area 9). Some respondents supported the configuration for creating a vibrant and exciting waterfront destination, with public access and passive open space as priorities in the area.
- Twenty-one percent of respondents preferred Concept C: Core Focus. Some of the reasons for this preference included limited development along the coast.
- Fifteen percent of respondents chose none or other. Some did not want to see any changes in the area, and preferred to see the continuation of overnight camping and lower density in Ponto.
- Five percent of respondents preferred Concept A: Centers. Similar to Concept C, some respondents chose this concept due to a preference for limited development along the coast.

TABLE 11: PONTO/SOUTHERN WATERFRONT (FOCUS AREA 9) RESULTS

OPTIONS	NUMBER	PERCENT
Concept A: Centers	16	5%
Concept B: Active Waterfront	157	45%
Concept C: Core Focus	74	21%
None	38	11%
Other	14	4%
Left Blank	50	14%
Total	349	100%

* Percentages may not add up to 100% due to rounding.

Feedback received by letter regarding Ponto/Southern Waterfront (Focus Area 9) is summarized below; copies of all letters received are attached in Appendix C.

- Email from Andrew Rubin, dated Feb 6, regarding the Ponto area: concerned that development of the Ponto area will take over the last open stretch of coastline in the city.

Aviara (Focus Area 10)

Description of Aviara (Focus Area 10)

Concept A: Centers includes low, medium and high density residential uses with open space.

Concept B: Active Waterfront includes low and medium density residential uses with open spaces.

Concept C: Core Focus shows low and medium density residential uses with open spaces and additional commercial recreation uses.

Feedback on Aviara (Focus Area 10)

Results from the feedback form/online survey regarding Aviara (Focus Area 10) are provided in Table 12 and summarized as follows:

- Twenty-nine percent of respondents prefer Concept C: Core Focus. Some respondents preferred it as it includes more areas designated as lower density residential compared to the other two land use concepts. Also, some respondents liked the idea of having areas for recreation and open space.
- Twenty-eight percent of respondents supported Concept B: Active Waterfront for this area. Some of these respondents wished to see higher density residential in the area, to support the construction of Poinsettia Lane.
- Fifteen percent of respondents chose none or other, with a few respondents preferring the area to remain the same or with a low density and open space configuration.
- Ten percent of respondents preferred Concept A: Centers. Like those who preferred Concept B, some of these respondents wished to see higher density residential in the area, to support the construction of Poinsettia Lane.

TABLE 12: AVIARA (FOCUS AREA 10) RESULTS

OPTIONS	NUMBER	PERCENT
Concept A: Centers	36	10%
Concept B: Active Waterfront	96	28%
Concept C: Core Focus	100	29%
None	35	10%
Other	18	5%
Left Blank	64	18%
Total	349	100%

* Percentages may not add up to 100% due to rounding.

Feedback received by letter regarding Aviara (Focus Area 10) is summarized below; copies of all letters received are attached in Appendix C.

- Letter from Aviara Resort Associates, dated Feb. 8, regarding the parcel located south of the Park Hyatt Aviara Resort hotel: site is currently designated for commercial/recreation uses, however, such uses have not been found to be financially viable. Supportive of considering other land uses for the site; most preferable is the medium density residential shown in Concept C: Core Focus. High density or low density residential would also be supported.

South El Camino Real (Focus Area 11)

Description of South El Camino Real (Focus Area 11)

Concept A: Centers includes mixed use, medium and high density residential and commercial uses along El Camino Real.

Concept B: Active Waterfront includes commercial and high density residential uses along El Camino Real.

Concept C: Core Focus includes mixed use and commercial uses along El Camino Real.

Feedback on South El Camino Real (Focus Area 11)

Results from the feedback form/online survey regarding South El Camino Real (Focus Area 11) are provided in Table 13 and summarized as follows:

- Thirty-five percent of respondents prefer Concept C: Core Focus. Some of the reasons for this preference include that this concept does not provide distinct sites for high density residential, and mixed use and commercial uses are seen as more compatible with adjacent single family uses.
- Eighteen percent of respondents chose Concept B: Active Waterfront. Some saw the area as a good location for high density residential.
- Fourteen percent of respondents chose Concept A: Centers. Like Concept B, some preferred high density residential in the area.
- Fourteen percent of respondents chose none or other, with some preferring less residential in the area and generally lower intensity development in the area.

TABLE 13: SOUTH EL CAMINO REAL (FOCUS AREA 11) RESULTS		
OPTIONS	NUMBER	PERCENT
Concept A: Centers	48	14%
Concept B: Active Waterfront	62	18%
Concept C: Core Focus	123	35%
None	40	11%
Other	12	3%
Left Blank	64	18%
Total	349	100%

* Percentages may not add up to 100% due to rounding.

Feedback received by letter regarding South El Camino Real (Focus Area 11) is summarized below; copies of all letters received are attached in Appendix C.

- No letters were received regarding this focus area.

Other Feedback Regarding Sites Outside the Focus Areas

Staff received a letter from Meta Housing Corporation, dated Mar. 12, that pertains to a site not identified in any of the focus areas. The site is located in the northeast quadrant at the southeast corner of Cannon Rd. and Wind Trail Way and is currently designated Office (O). Meta Housing is interested in developing a 100 unit senior housing project on the site and has requested that the site be considered as a potential high density residential site.

Staff advised Meta Housing that the request would require changing the land use designation from office to high density residential and that units would have to be withdrawn from the city's excess dwelling unit bank to enable this to happen. However, the proposed land use concepts utilize the majority of excess units available for the northeast quadrant. As the Preferred Plan is developed, if sufficient excess units are found to be available, the city could consider changing this site to residential.

Appendix A: Feedback Form/ Survey



Land Use Concepts Feedback Form

The land use concepts presented at this workshop represent alternative strategies for accommodating future population and employment growth, while reflecting the core values identified in the Carlsbad Community Vision. The Vision is based upon nine core values that represent the qualities and characteristics of Carlsbad that community members aspire to protect, maintain, improve, change, or achieve in the future.

CARLSBAD COMMUNITY VISION CORE VALUES

- Small Town Feel, Beach Community Character, and Connectedness
- Open Space and the Natural Environment
- Access to Recreation and Active, Healthy Lifestyles
- The Local Economy, Business Diversity, and Tourism
- Walking, Biking, Public Transportation, and Connectivity
- Sustainability
- History, the Arts, and Cultural Resources
- High Quality Education and Community Services
- Neighborhood Revitalization, Community Design, and Livability

OVERALL STRATEGY OF CONCEPTS

CENTERS (A)	ACTIVE WATERFRONT (B)	CORE FOCUS (C)
This concept focuses on having walkable neighborhoods where residents have access to retail, services, and jobs. Neighborhoods are focused on mixed-use areas with supporting residential and commercial uses within a ½ mile radius.	This concept focuses on how to activate the waterfront area in order to create a destination that is accessible to the surrounding community and citywide.	This concept focuses growth in the core of the city by increasing employment and housing opportunities; creating an area where people can live, work, and shop; and enhancing pedestrian, bike, and transit connections.

I like (check one): A ☐ B ☐ C ☐ NONE ☐ OTHER (please explain) ☐

Why did you select this concept? How would you add to or change this concept?

MAP LEGEND

PROPOSED LAND USE CATEGORIES

	Very Low Density Residential
	Low Density Residential
	Medium Density Residential
	High Density Residential
	Mixed Use
	Commercial
	Campus
	Industrial/Office
	Employment Intensification
	Park/Open Space
	Commercial Recreation

EXISTING LAND USE CATEGORIES

	Single Family Residential
	Multi-Family Residential
	Commercial
	Hotel, Motel, Resort
	Office
	Education/Institutional
	Industrial
	Agriculture
	Park/Recreation
	Open Space/Conservation
	Undeveloped
	Commercial Center outside City Limits
	Activity Center

BOUNDARIES

	City Limits
	Village Area Boundary
	Barrio Boundary
	Airport Safety Zones
	1/2 Mile Radius (walking distance) from Commercial Center

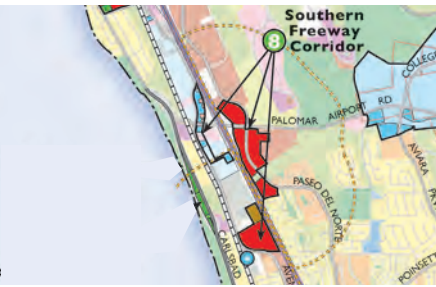



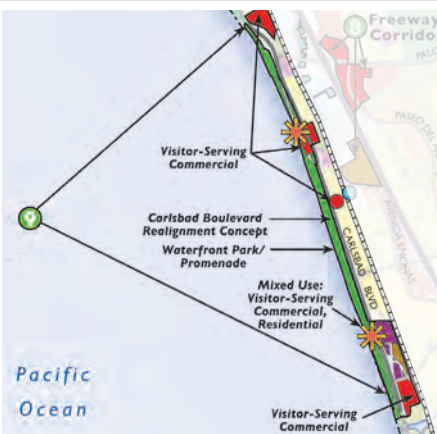

CIRCULATION

	Train Station
	Carlsbad Blvd Realignment Concept
	Major Road
	Planned Road
	Railroad

	CENTERS (A)	ACTIVE WATERFRONT (B)	CORE FOCUS (C)
FOCUS AREA 1 NORTHWEST COASTAL			
	<p>Mixed use in the Village will extend into residential uses in the Barrio, creating a connection between higher density residential and mixed use. The Power Plant area will have hotels/retail, other visitor serving commercial, and open space.</p>	<p>Mixed use in the Village, along with infill high and medium density development in Barrio. The Power Plant area will be an activity node with commercial, hotels, residential and open space.</p>	<p>The Power Plant will have hotel and visitor services with mixed use in the Village and residential in the Barrio.</p>
<p>I like (check one): A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> NONE <input type="checkbox"/> OTHER (please explain) <input type="checkbox"/></p> <p>Comment:</p>			
FOCUS AREA 2 PLAZA CAMINO REAL			
	<p>Mixed use and open space on the mall site with commercial and mixed use east of El Camino Real.</p>	<p>Mixed use, commercial, and open space on the mall site with high density residential and commercial east of El Camino Real.</p>	<p>Mixed use, commercial, and open space on the mall site with just commercial east of El Camino Real.</p>
<p>I like (check one): A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> NONE <input type="checkbox"/> OTHER (please explain) <input type="checkbox"/></p> <p>Comment:</p>			

	CENTERS (A)	ACTIVE WATERFRONT (B)	CORE FOCUS (C)
FOCUS AREA 3 QUARRY CREEK			
	Medium and high density residential uses with campus, placing residents next to jobs and open space with extension of Marron Rd.	Medium and high density residential uses at higher densities next to open space with extension of Marron Road.	Medium and high density residential uses next to open space with extension of Marron Road.
	I like (check one): A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> NONE <input type="checkbox"/> OTHER (please explain) <input type="checkbox"/> Comment:		
FOCUS AREA 4 MARJA ACRES			
	Commercial along El Camino Real with residential behind	Commercial along El Camino Real with medium density residential behind.	Commercial along El Camino Real with medium density residential behind.
	I like (check one): A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> NONE <input type="checkbox"/> OTHER (please explain) <input type="checkbox"/> Comment:		
FOCUS AREA 5 SUNNY CREEK			
	Commercial surrounded by medium density residential.	Commercial only.	Commercial only.
	I like (check one): A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> NONE <input type="checkbox"/> OTHER (please explain) <input type="checkbox"/> Comment:		
FOCUS AREA 6 MANDANA			
	Very low density residential.	Very low density residential.	Very low density residential.
	I like (check one): A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> NONE <input type="checkbox"/> OTHER (please explain) <input type="checkbox"/> Comment:		

<p>FOCUS AREA 7 PALOMAR CORRIDOR</p>	<p>CENTERS (A)</p>		<p>Industrial/Office, with a new high density residential neighborhood at east end and new mixed use commercial uses along southern part of area.</p>
	<p>ACTIVE WATERFRONT (B)</p>		<p>Industrial/Office with some commercial uses allowed.</p>
	<p>CORE FOCUS (C)</p>		<p>Industrial/Office with some high density residential and mixed use commercial uses around the periphery placing people close to jobs and services.</p>
	<p>I like (check one): A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> NONE <input type="checkbox"/> OTHER (please explain) <input type="checkbox"/></p>		
	<p>Comment:</p>		

	CENTERS (A)	ACTIVE WATERFRONT (B)	CORE FOCUS (C)
FOCUS AREA 8 SOUTHERN FREEWAY CORRIDOR	 <p>Commercial and residential near Poinsettia Station, with freeway oriented commercial uses at Palomar freeway interchange. Industrial/Office along Avenida Encinas.</p>	 <p>High density residential use near Poinsettia Station to create more residential opportunities in area and support commercial and parks/open space activity along the coast.</p>	 <p>Medium Density Residential</p>
	<p>I like (check one): A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> OTHER (please explain) <input type="checkbox"/></p> <p>Comment:</p>		
FOCUS AREA 9 PONTO/SOUTHERN WATERFRONT	 <p>High density residential uses in close proximity to services and retail at Ponto.</p>	 <p>A Waterfront Park/Promenade is envisioned along the coastline with activity nodes located along the waterfront which will be accessible to neighborhoods to the east.</p>	 <p>Mixed use area with medium and high density residential and commercial uses at Ponto.</p>
	<p>I like (check one): A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> OTHER (please explain) <input type="checkbox"/></p> <p>Comment:</p>		

	CENTERS (A)	ACTIVE WATERFRONT (B)	CORE FOCUS (C)
FOCUS AREA 10 AVIARA			
	Low, medium and high density residential uses with open space.	Low and medium density residential uses with open space.	Low and medium density residential uses with open space. Additional commercial recreation uses.
	I like (check one): A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> NONE <input type="checkbox"/> OTHER (please explain) <input type="checkbox"/> Comment:		
FOCUS AREA 11 SOUTH EL CAMINO REAL			
	Mixed use, medium and high density residential and commercial uses along El Camino Real.	Commercial and high density residential uses along El Camino Real.	Mixed Use and commercial uses along El Camino Real.
	I like (check one): A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> NONE <input type="checkbox"/> OTHER (please explain) <input type="checkbox"/> Comment:		

ONGOING COMMUNITY PARTICIPATION

Ongoing community participation is essential as alternative strategies and trade-offs are evaluated and implementing policies to accomplish the Vision are developed. Please continue to visit the website www.carlsbadca.gov/envision for news and further participation and feedback opportunities.

Appendix B: Tabulated Feedback Form/ Survey Results and Comments



Land Use Concepts
Survey Responses

Key:

A = Centers

C = Core Focus

O = Other

B = Active Waterfront

N = None

(blank) = no response

ID	Overall Pref	FA1 Pref	FA2 Pref	FA3 Pref	FA4 Pref	FA5 Pref
1		O		N		
2	B	C	A	A	BC	A
3	O	A	O	O	A	A
4	B	B	A	C	A	A
5						
6	B	B	B	A	A	A
7	B	B	C	O	BC	BC
8	A	A	B	B	BC	A
9	B		A			
10	C			N		
11	A	O	B	N	BC	BC
12	O	N	N	N	N	
13		A	B	A	A	BC
14		O				
15	N	B	B	N	BC	A
16	B	B	B	O	BC	A
17	B					
18	C	B	B	B	BC	BC
19	A					
20	B					
21	B	B	A	B	BC	BC
22				N	A	A
23	C					
24						
25	B	B	C	A	BC	A
26						
27	B	B	C	A	BC	BC
28	B	O	A	B	BC	A
29	B	B	A		BC	BC
30	B	B	C	C	BC	BC
31	B	B	B	B	BC	BC
32	B	B	B	B	BC	BC
33	B	B	B	B	BC	BC
34	B	C	C	A	BC	BC
35	B	B	A	A	BC	BC
36	B			B	BC	BC
37	B	B	B	B	BC	BC
38	B	B	B	B	BC	BC
39	B	B	B	B	BC	BC
40	B	B	B	B	BC	A
41	B					
42	B	N	C	C	BC	BC
43		B	B	B	BC	BC
44	B	B	B	B	BC	BC
45	B	B	B	B	BC	BC
46	B	C	C	A	A	A
47	B	B	C	A	BC	BC

Land Use Concepts
Survey Responses

Key:

A = Centers

C = Core Focus

O = Other

B = Active Waterfront

N = None

(blank) = no response

ID	Overall Pref	FA1 Pref	FA2 Pref	FA3 Pref	FA4 Pref	FA5 Pref
48	B	B	O	B	BC	O
49	B	B		B		
50	B	B	B			
51	A	B	A	A	BC	BC
52	A	A	B	A	BC	BC
53	B	N	C	B	BC	BC
54	B	B	B	B	BC	BC
55	B	B	C	B	BC	BC
56	B					
57	B					
58	B	B	B	B	BC	BC
59	B	B	B	N	N	BC
60	B	B	B	B	BC	
61						
62	B	O	O	O	O	O
63	C	N	B	O	A	A
64	C	C	A	N	O	A
65	B					
66	O	O	O	O	O	O
67	C		C			
68	B			O	N	N
69	A	B	A	A	BC	A
70	C	O	A	N	BC	O
71	C	C	C	C	BC	A
72	A	A	A	A	A	A
73	B	O	B	O	BC	A
74						
75	C	C	C	C	N	BC
76	A	C	C	A	BC	BC
77	B	A	A	C	BC	A
78	B	A	A	C	BC	A
79	C			O		
80	C			N		
81	O	N	N	N	N	O
82	N					
83	O			O	O	O
84	O			O		
85	O			O		
86	C			N		
87	O			O		
88	O	O	C	O	BC	A
89	C			O		
90	C	O	C	O	O	BC
91	C	A	B	O		
92	C	C		O		O
93	C			O		
94	B	B	C	O	BC	BC

Land Use Concepts
Survey Responses

Key:

A = Centers

C = Core Focus

O = Other

B = Active Waterfront

N = None

(blank) = no response

ID	Overall Pref	FA1 Pref	FA2 Pref	FA3 Pref	FA4 Pref	FA5 Pref
95				O		A
96	C	C	A	O		
97	C	A	B	O		
98	C	B	N	C	BC	A
99	C	B	C	N	BC	A
100	B	O	C	N	O	BC
101	B	O	N	N	N	BC
102	A	B	A	A	BC	A
103	B	A	A	B	N	N
104	B	B	B	B	A	A
105	C					
106	C	C	N	N	A	N
107	O	A	O	O	A	O
108	N	N	B	B	BC	BC
109	C	C	C	B	BC	BC
110	B	B	C	A	BC	O
111	B	B	A	O	BC	BC
112	C	C	B	C	A	A
113	C	C	B	C	BC	A
114	B	B	B	B	BC	A
115	C	C	B	C	BC	A
116	O	C	C	B	BC	A
117	B	B	C	A	BC	A
118	B	B	B	B	N	BC
119	A	A	A	A	A	A
120	O	C	C	C	A	BC
121	B	B	A	B	BC	A
122	A	O	O	O	BC	A
123	A	N	A	A	A	BC
124	A	A				
125	B	B	B	B	A	N
126	C	C	C	N	BC	A
127	B	B	B	A	N	A
128	N	N	N	N	N	N
129	C	C	C	C	BC	BC
130	N	N	N	O	N	N
131	B					
132	C					
133	B	B	C	C	BC	BC
134	B	N	C	N	N	BC
135	A	A				
136	C	C	N	N	N	N
137	B	B	C	B	BC	A
138	N	N	N	N	N	N
139	A	C	C	A	BC	BC
140	N	N	N	N	N	N
141	A	A	C	O	BC	A

Land Use Concepts
Survey Responses

Key:

A = Centers

C = Core Focus

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N = None

(blank) = no response

ID	Overall Pref	FA1 Pref	FA2 Pref	FA3 Pref	FA4 Pref	FA5 Pref
142	B	B	B	B	BC	BC
143	B	A	B	B	BC	A
144	B	B	B	B	BC	BC
145	B	B	C	B	BC	BC
146	B	B	A	N	N	N
147	B	A	A	A	BC	A
148	O	N	N	N	N	N
149	N	N	C	B	BC	N
150	N	B	B	A	BC	A
151	C	C	A	A	BC	A
152	N					
153	A	A	A	N	BC	N
154	B	B	A	B	BC	BC
155	O	N	O	N	N	N
156	B	B	B	B	BC	BC
157	A	A	A	A	A	A
158	A	A	B	B	A	A
159	B	B	B	B	BC	A
160	B	B	C	O	BC	BC
161	A	B	O	C	BC	A
162	O	C	C	O	N	N
163	B	B	B	B	BC	BC
164	C	A	A	A	A	BC
165	N					
166	C	A	A	A	BC	A
167	B	B	B	B	BC	BC
168	B	B	B	B	N	BC
169	B	A	B	B	BC	A
170	B	C	C	B	BC	BC
171	B	N	A	N	N	N
172	A	B	A	B	BC	A
173	B	B	B	C	BC	BC
174	N	N	N	N	N	N
175	B	B	A	A	A	A
176	B	N	N	O	O	O
177	A	A	A	B	BC	BC
178	B	B	B	B	BC	BC
179	A	A	C	O	N	A
180	B	B	C	B	BC	BC
181	B	B	B	B	BC	BC
182	A	A	B	A	BC	A
183	B	B	B	C	BC	A
184	A	C	A	A	BC	A
185	C	B	C	C	BC	N
186	C	C	C	N	BC	BC
187	C	C	C	C	O	BC
188	N	N	C	C	O	N

Land Use Concepts
Survey Responses

Key:

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B = Active Waterfront

N = None

(blank) = no response

ID	Overall Pref	FA1 Pref	FA2 Pref	FA3 Pref	FA4 Pref	FA5 Pref
189	B	C	C	C	BC	A
190	B	B	B	B	BC	BC
191	B	B	B	B	BC	BC
192	C	C	C	C	O	BC
193	B	B	B	A	BC	A
194	B	B	N	N	N	BC
195	A	C	A	N	N	N
196	N	N	N	N	N	N
197	O	O	O	O	BC	BC
198	B	B	A	A	BC	BC
199	O	O	N	A	A	A
200	B					
201	C	O	C	C	N	N
202	B	B	B	A	BC	A
203	C	B	C	N	BC	A
204	B	B	B	B	BC	BC
205	A	C	B	A	BC	BC
206	C	B	N	N	N	N
207	A	C	A	C	BC	A
208	A	B	A	C	A	A
209	N	C	N	N	BC	N
210	C	C	B	N	O	A
211	C	B	B	B	A	A
212	B	A	N	N	N	N
213	A	B	B	B	BC	BC
214	C	N	N	N	N	BC
215	A	A	A	A	A	A
216	B	N	N	N	N	BC
217	B	B	B	A	BC	BC
218	N	N	C	B	BC	N
219	N	O	C	N	N	BC
220	C	C	N	N	BC	BC
221	B	B	B	B	BC	BC
222	B	B	B	C	BC	A
223	B	N	A			
224	A	A	A	A	A	A
225	A	A	C	C	BC	BC
226	A	A	A	A	A	A
227	B	B	B	B	BC	BC
228	C	O	A	N	A	A
229	N	N	N	O	O	O
230	B	B	B	B	BC	BC
231	A	C	A	C	BC	N
232	B	B	B	B	BC	BC
233	C					
234	B	B	N	N	BC	BC
235	B	N	N	N	BC	N

Land Use Concepts
Survey Responses

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N = None

(blank) = no response

ID	Overall Pref	FA1 Pref	FA2 Pref	FA3 Pref	FA4 Pref	FA5 Pref
236	B					
237	A	B	C	C	A	BC
238	O	N	B	B	BC	A
239	B	B	B	A	A	BC
240	N	A	O	B	BC	A
241	B	A	C	B	BC	N
242	C	A	A	C	BC	BC
243	C	C	O	O	O	O
244	B	B	A	C	BC	BC
245	A	A	A	B	BC	A
246	B	B	A	B	N	N
247	C					
248	B	B	B	C	BC	BC
249	B	B	C	B	BC	BC
250	B	B	B	B	BC	BC
251	N	N	N	N	N	N
252	C	C	C	C	N	O
253	C	A	O	N	O	O
254	B	B	B	B	BC	BC
255	O	A	C	C	BC	A
256	O	O	A	C	BC	O
257	B	B	B	B	BC	BC
258	B	N	B	A	BC	N
259	A	N	B	C	N	A
260	C					
261	A					
262	O	N	B	N	N	BC
263	A	N	C	N	BC	BC
264	A	A	C	C	BC	A
265	C	C	C	B	N	N
266	C	C	B	C	N	BC
267	B	B	B	B	BC	BC
268	C	N	C	N	N	N
269	B	B	A	B	BC	BC
270	B	B	B	N	BC	N
271	B	B	B	N	BC	N
272	C	C	O	N	O	O
273	N	N	A	A	N	A
274	C	O	A	N	BC	A
275	C	C	C	C	BC	A
276	B					
277	B	C	C	N	BC	A
278	B	N	N	N	N	N
279	B	A	C	A	BC	BC
280	C	A	A	N	BC	BC
281	B					
282	N	O	A	C	BC	A

Land Use Concepts
Survey Responses

Key:

A = Centers

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N = None

(blank) = no response

ID	Overall Pref	FA1 Pref	FA2 Pref	FA3 Pref	FA4 Pref	FA5 Pref
283	B	B	B	A	BC	BC
284	N	N	C	A	N	N
285	O	A	C	C	N	N
286	N	N	N	N	N	N
287	C	C				
288	B	B	B	B	BC	BC
289	B	B	B	B	BC	BC
290	N	O	C	C	N	BC
291	A	A	A	B	BC	A
292	B	N	A	A	BC	BC
293	B	B	B	N	BC	BC
294	C	C	C	N	BC	A
295	C	B	B	C	A	A
296	B	C	C	B	BC	BC
297	A	B	A	C	BC	A
298	B	B	C	A	BC	A
299	B	B	C	A	O	A
300	A	C	N	N	N	N
301	B	B	N	N	N	N
302	B	B	B	A	BC	BC
303	N	N	N	N	N	N
304	B	A	B	A	BC	A
305	A	B	O	B	BC	BC
306	O	B	O	O	O	O
307	C					
308	C	C	N	A	N	BC
309	A	N				
310	N	C	C	N	BC	A
311	C	B	C	N	BC	BC
312	B	A	A	B	BC	BC
313	N	N	N	O	N	O
314	C	N	N	N	O	BC
315	B	B	B	C	BC	N
316	B	B	B	B	BC	BC
317	A	A	A	C	BC	A
318	A	N	N	N	N	N
319	C	C	A	N	BC	A
320	C	B	B	C		
321	C	C	C	C	BC	BC
322	C	C	B	C	BC	BC
323	C	C	C	C	BC	BC
324	B	B	B	B	BC	BC
325	B	B	B	B	BC	BC
326	C	C	C	C	BC	BC
327	A	B	N	N	N	N
328	C					
329	B	B	B	B	BC	BC

Land Use Concepts
Survey Responses

Key:

A = Centers

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O = Other

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N = None

(blank) = no response

ID	Overall Pref	FA1 Pref	FA2 Pref	FA3 Pref	FA4 Pref	FA5 Pref
330	C	N	B	C	A	A
331	N	N	N	N	A	N
332	B	A	N	N	N	N
333	A	A	A	A	A	A
334	N	B	C	B	BC	A
335	B	B	B	N	BC	BC
336	B	C	A	A	BC	A
337	A	B	B	A	BC	A
338	A	A	A	A	A	A
339	B	B	B	C	BC	A
340	B	B	B	B	BC	BC
341	A	B	A	C	BC	A
342	B	B	A	B	BC	BC
343	B	B	B	B	BC	BC
344	B	B	B	B	BC	A
345	B	B	B	B	BC	A
346	A	A	C	A	A	A
347	N	N	N	N	N	N
348	C	C	B	C	BC	BC
349	C	C	C	C	BC	BC

Land Use Concepts
Survey Responses

Key:

A = Centers

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O = Other

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N = None

(blank) = no response

ID	FA6 Pref	FA7 Pref	FA8 Pref	FA9 Pref	FA10 Pref	FA11 Pref
1		B	C	C		
2	ABC	C	C	C	C	A
3	O	A	A	B	B	O
4	ABC	C	B	B	A	A
5					B	
6		B	A	C	C	B
7	ABC	B	A	B	B	C
8		A	B	B	C	A
9	N	B	A	C	C	B
10						
11	ABC	C	C	B	C	A
12	N	O	N	N		C
13	ABC	C	B	B	C	B
14						
15	ABC	B	B	B	C	C
16	ABC	B	B	B	C	C
17		B		B		
18	O	C	A	B	C	C
19		B				
20						
21	ABC	B	B	B	B	B
22	ABC	C	B	B	A	
23		C				
24		B				
25	ABC	B	B	B	C	B
26		B				
27	ABC	B	C	O	B	C
28	O	B	A	B	O	B
29	ABC	B	B	B	B	C
30	ABC	B	B	B	B	B
31	ABC	B	B	B		
32	ABC	B	A	B	B	C
33	ABC	B	B	B	B	B
34	ABC	B	A	C	O	O
35	ABC	B	B	B	B	B
36		B	B	B		
37	ABC	B	B	B	B	B
38	ABC	B	B	B	B	B
39	ABC	B	B	B	B	B
40	ABC	B	B	B	B	B
41						
42	ABC	B	C	C	C	C
43	ABC	B	B	B	B	B
44	ABC	B	B	B	B	B
45	ABC	B	B	B	B	B
46	O	B	A	B	B	O
47	ABC	B	C	C	C	C

Land Use Concepts
Survey Responses

Key:

A = Centers

C = Core Focus

O = Other

B = Active Waterfront

N = None

(blank) = no response

ID	FA6 Pref	FA7 Pref	FA8 Pref	FA9 Pref	FA10 Pref	FA11 Pref
48	ABC	B				
49		B	B	B	B	B
50		B		B		
51		A	A	C	C	A
52		B	A	B	A	C
53	ABC	B		B		
54	ABC	B	B	B	B	B
55	ABC	B				
56		B				
57		B				
58	ABC	B	B	B		
59	ABC	B	B	B	B	B
60	ABC	B	B	B	O	O
61		B				
62	O	B	A	O	O	O
63	O	C	B	C	A	
64	ABC	O	C	N		
65						
66	ABC	O	O	O	O	O
67						
68	O		C	B		
69	O	C	C	B	A	A
70	O	C	B	A	A	N
71	ABC	C	B	B	B	A
72	ABC	A	A	A	A	A
73	O	O	B	O	O	A
74				O	C	
75	ABC	B	A	C	C	C
76	ABC	B	A	B	B	C
77	ABC	C	B	B	C	C
78	ABC	C	B	B		
79						
80	O					
81	N	O	C	C	C	C
82						
83	O	O	B	C		
84	O					
85	N					
86	N					
87	O					C
88	O	C	C	C	C	O
89	O					
90	O	B	A	C	C	C
91	O	C		B		C
92	O					
93	O					
94	O	B	C	B	B	A

Land Use Concepts
Survey Responses

Key:

A = Centers

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N = None

(blank) = no response

ID	FA6 Pref	FA7 Pref	FA8 Pref	FA9 Pref	FA10 Pref	FA11 Pref
95	O		C	A		
96	O	C	A	B	C	A
97	O		C	A		A
98	ABC	B	C	B	C	C
99	ABC	B	C	B	C	C
100	ABC	B	A	C	O	C
101	N	B	A	C	B	C
102	ABC	A	C	B	A	A
103	N	N	N	N	N	N
104	N	C	B	B	A	A
105						
106	N	C	C	N	O	N
107	O	C	A	B	A	C
108	ABC	B	C	A	C	C
109	ABC	C	C	B	C	C
110	ABC	B	C	B	B	C
111	N	O	O	B	O	B
112	ABC	C	A	C	C	C
113	ABC	C	B	B	B	A
114	ABC	C	B	B	B	B
115	N	C	C	B	C	C
116	ABC	C	B	B	B	A
117	ABC	B	A	B	C	C
118	N	B	B	B	N	N
119	ABC	C	A	C	A	A
120	N	B	C	C	B	C
121	ABC	B	B	B	B	B
122	ABC	C	B	B	C	A
123	ABC	C	B	B	A	A
124						
125	ABC	B	A	N	B	B
126	O	C	C	C	C	C
127	N	C	B	B	B	A
128	N	O	N	O	O	N
129	N	C	C	O	C	C
130	N	N	N	O	N	N
131						
132						
133	ABC	B	C	B	B	B
134	ABC	B	A	C	N	C
135						
136	N	C	C	C	C	C
137	ABC	B	C	B	B	B
138	N	N	N	N	N	N
139	ABC	A	A	N	A	A
140	N	N	N	N	N	O
141	N	C	A	C	A	A

Land Use Concepts
Survey Responses

Key:

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(blank) = no response

ID	FA6 Pref	FA7 Pref	FA8 Pref	FA9 Pref	FA10 Pref	FA11 Pref
142	ABC	B	A	B	C	C
143	ABC	B	B	B	C	C
144	ABC	B	B	B	B	B
145	ABC	B	B	B	B	C
146	N	N	N	N	C	N
147	ABC	C	A	C	C	C
148	N	N	N	N	N	N
149	ABC	B	C	B	B	C
150	ABC	B	B	A	C	B
151	ABC	C	C	C	B	C
152						
153	N	A	A	C	B	C
154	ABC	B	C	B	C	C
155	O	O	A	B	C	O
156	N	B	B	B	B	B
157	O	A	A	A	A	B
158	ABC	C	C	C	A	B
159	ABC	B	B	B	B	C
160	ABC	B	A	B	O	C
161	ABC	N	C	C	C	C
162	ABC	B	C	N	N	C
163	ABC	B	B	B	B	B
164	ABC	C	C	B	C	C
165						
166	ABC	C	A	B	A	C
167	ABC	C	B	B	B	B
168	N	B	N	B	B	C
169	ABC	B	B	B	C	C
170	ABC	B	A	B	N	C
171	ABC	N	N	N	N	N
172	ABC	C	C	C	B	C
173	ABC	B	C	B	B	C
174	N	N	N	N	N	N
175	ABC	B	A	C	C	C
176	O	B	O	O	N	N
177	ABC	C	C	B	B	A
178	ABC	B	B	B	B	B
179	ABC	C	C	B	C	B
180	N	B	B	B	A	B
181	ABC	B	A	B	B	C
182	ABC	C	B	B	A	C
183	ABC	B	A	B	B	C
184	ABC	B	A	A	C	C
185	N	C	B	C	C	C
186	ABC	C	C	C	C	C
187	N	C	C	C	C	C
188	N	N	C	O	O	C

Land Use Concepts
Survey Responses

Key:

A = Centers

C = Core Focus

O = Other

B = Active Waterfront

N = None

(blank) = no response

ID	FA6 Pref	FA7 Pref	FA8 Pref	FA9 Pref	FA10 Pref	FA11 Pref
189	ABC	B	C	C	C	B
190	ABC	B	B	B	B	C
191	ABC	B	C	B	C	C
192	ABC	C	C	C	C	C
193	ABC	B	A	B	C	B
194	N	N	N	B	N	N
195	N					
196	N	N	N	C	N	N
197	O	N	N	O	A	O
198	ABC	B	B	B	C	C
199	N	A	A	N	B	C
200						
201	N	B	C	C	C	C
202	ABC	A	C	B	C	A
203	N	C	A	B	C	C
204	ABC	B				
205	N	B	A	B	B	A
206	N	N	B	N	N	N
207	ABC	A	C	B	C	C
208	ABC	B	B	B	A	A
209	ABC	B	C	C	C	C
210	O	C	C	N	A	C
211	ABC	C	C	C	B	A
212	N	N	N	N	N	N
213	ABC	B	B	B	B	B
214	ABC	B	A	B	A	A
215	ABC	A	B	A	A	A
216	ABC	N	N	N	N	N
217	ABC	C	A	B	C	C
218	N	N	C	N	B	N
219	ABC	B	N	C	N	N
220	O	A	B	B	B	C
221	ABC	B	B	C	B	C
222	N	A	B	B	B	B
223						
224	ABC	C	A	B	B	A
225	N	N	A	C	C	C
226	ABC	B	A	N	N	A
227	ABC	B	A	B	B	C
228	O	C	A	C	A	A
229	ABC	B	O	O	O	C
230	ABC	B	B	B	B	C
231	ABC	C	C	C	C	C
232	ABC	B	B	B	B	C
233						
234	ABC	B	B	B	B	B
235	O	B	B	B	N	N

Land Use Concepts
Survey Responses

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ID	FA6 Pref	FA7 Pref	FA8 Pref	FA9 Pref	FA10 Pref	FA11 Pref
236						
237	ABC	C	B	B	A	C
238	O	B	C	C	B	C
239	ABC	C	B	B	C	B
240	ABC	A	A	C	C	B
241	N	B	A	A	B	C
242	ABC	B	C	C	B	C
243	O	C	B	A	O	B
244	O	C	A	B	C	B
245	ABC	C	C	B	C	C
246	ABC	B	B	B	B	C
247						
248	ABC	B	C	C	C	C
249	ABC	B	B	B	B	B
250	ABC	B	B	B	C	B
251	ABC	N	C	N	N	N
252	ABC	C	C	C	C	C
253	ABC	B	C	C	C	C
254	O	B	B	B	B	N
255	ABC	A	C	O	C	C
256	ABC	B	C	C	C	A
257	O	B	B	B	B	B
258	N	B	C	C	A	N
259	N	A	A	C	A	A
260						
261						
262	ABC	C	N	N	A	A
263	N	C	C	C	C	A
264	O	C	B	B	C	A
265	N	A	C	C	C	C
266	ABC	A				
267	N	N	B	B	N	B
268	N	A	N	N	N	N
269	ABC	B	C	A	B	C
270	ABC	B	B	B	B	B
271	N	B	O	B	O	N
272	N	C	B	B	C	C
273	ABC	A	A	N	A	C
274	N	C	N	N	C	C
275	N	A	C	C	C	C
276						
277	N	B	N	N	A	A
278	N	B	N	C	N	N
279	O	B	B	B	B	C
280	O	B	O	C	B	C
281						
282	ABC	C	C	C	C	C

Land Use Concepts
Survey Responses

Key:

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B = Active Waterfront

N = None

(blank) = no response

ID	FA6 Pref	FA7 Pref	FA8 Pref	FA9 Pref	FA10 Pref	FA11 Pref
283	ABC	B	B	B	B	B
284	ABC	C	A	B	B	A
285	N	N	N	N	O	O
286	N	N	N	N	N	N
287						
288	ABC	B	B	B	B	B
289	ABC	B	B	B	B	B
290	N	N	A	N	N	N
291	ABC	C	B	B	C	A
292	ABC	B	C	C	B	N
293	ABC	B	N	B	B	N
294	N	B	B	C	B	A
295	ABC	A	B	C	B	C
296	ABC	B	B	B	C	C
297	ABC	B	C	B	B	A
298	ABC	B	A	B	B	B
299	N	B	A	C	C	C
300	N	N	N	N	N	N
301	N	N	N	N	N	N
302	ABC	B	A	C	N	B
303	N	O	N	N	N	N
304	ABC	B	A	C	O	C
305	N	C	A	B	C	A
306	O	C	A	B	B	C
307						
308	N	C	B	A	C	C
309						
310	O	N	N	N	C	N
311	ABC	B	A	N	C	C
312	ABC	B	B	B	B	C
313	N	B	A	A	A	A
314	N	B	A	C	C	C
315	ABC	C	B	C	C	C
316	ABC	B	B	B	B	B
317	O	A	B	B	A	C
318	N	C	N	B	C	N
319	ABC	B	C	C	C	C
320						
321	ABC	C	C	C	C	C
322	N	C	C	C	C	C
323	ABC	B	A	B	C	C
324	ABC	B	B	B	B	B
325	ABC	B	B	B	B	B
326	O	B	C	C	C	C
327	N	N	N	N	N	N
328						
329	ABC	B	B	B	C	B

Land Use Concepts
Survey Responses

Key:

A = Centers

C = Core Focus

O = Other

B = Active Waterfront

N = None

(blank) = no response

ID	FA6 Pref	FA7 Pref	FA8 Pref	FA9 Pref	FA10 Pref	FA11 Pref
330	O	C	C	C	C	A
331	N	O	O	C	O	O
332	N	N	O	O	N	N
333	ABC	A	A	A	N	N
334	ABC	C	C	B	A	C
335	N	B	N	N	N	N
336	ABC	B	C	B	C	C
337	ABC	A	A	B	C	C
338	ABC	A	A	A	A	A
339	ABC	B	B	B	B	C
340	ABC	B	A	B	B	B
341	ABC	C	C	B	C	A
342	ABC	C	A	B	A	C
343	ABC	B	B	B	B	B
344	ABC	C	C	B	B	C
345	ABC	B	B	B	B	B
346	ABC	A	A	N	C	A
347	N	N	N	N	N	N
348	ABC	C	C	B	C	B
349	ABC	C	C	C	C	C

Land Use Concepts - Survey Comments

	Comment	ID
Overall Concept		
A	Centers	
	1. Convenient, save time and gas money. 2. Environment (less driving) 3. Healthier (walking more) 4. People are closer to each other, feel less lonely.	8
	Seems sensible and can incorporate pedestrian, bike and transit connections. The waterfront has always been a destination. Some growth but not too high density with mixed use seems a good concept.	11
	Active waterfront is better - but more items under centers offer economic and living vitality.	69
	I like the Centers concept over the other two.	72
	Our residents are getting older, easier to get around, need access to services and stores.	76
B	Active Waterfront	
	Eleven areas at 7% of land.	2
	Want better connection to the beach. Living in the Carlsbad Barrio, despite being within three blocks of the ocean the fence along the railroad tracks is an impenetrable barrier for one full mile to all pedestrian or bicycle access.	4
	I like the idea of an enhanced waterfront and downtown destination. I don't like the pier concept in the waterfront plan. Downtown has access to freeway, coaster/rail center, bus, and retail/commercial/restaurant opportunities. The waterfront is such a key oppportunity. Carlsbad is unique because so much is accessible. Most are just lined with residential with little or no access. It is great to drive/walk Carlsbad's coast.	7
	It's luxury and one can enjoy the view by walking.	9
	Creating destination - using beaches more to the benefit of taxpayers - buy it from state and add commercial beachfront activity.	16
	Beach area is the attraction with walkway across railroad from Barrio to beach!!!	20
	Carlsbad's greatest resource it its waterfront. I like the development concept that protects and improves access. A great improvement and benefit for residents and revenue generator for local jobs.	21
	Let's enhance Carlsbad's biggest asset! Active waterfront is a no brainer for me! I'm happy with how the Palomar Corridor looks with the concept. BTW: CONCEPT C SUCKS!	29
	Focusing on the waterfront areas is GREAT. Keep the Palomar Corridor as-is - NO NEW HOUSING in this area.	30
	I feel strongly against the high density residential apartments in the Palomar Corridor. Our schools are already suffering and bringing in hundreds of low income students will only drain our schools further. There is already a disproportionate amount of low income apartments along El Camino and Alga in the area.	32
	Need to minimize high density residential in residential areas. Should be focused along the coast.	34
	No need for medium and high density development.	36
	The Village/coastline need to become a mecca for tourists and residents to ensure continued economic growth and quality of life.	40
	No major changes.	46
	I think we should maximize our most precious feature - the ocean! But I do not want the seaside to be overdeveloped - and open, natural space should be preserved. I like the idea of the mixed use in the powerplant area, but would prefer that the Ponto area remain as "natural" as possible to retain the distinctive, beautiful and uncrowded Carlsbad beaches.	47

Land Use Concepts - Survey Comments

Comment	ID
Emphasis on oceanfront is a natural amenity that is highly underutilized, and lacks a real identity. Given economic stimulus coupled with pushing growth to Carlsbad's greatest natural asset, this concept is clearly most favorable.	48
Develop the waterfront areas.	49
I think it keeps our small town beachy feel.	50
We are original homeowners in Bressi Ranch and have lived here for six years. Please do not put apartment buildings next to Trader Joes. This was NEVER part of the plan that we were shown when we bought our house as part of our community. It would cause overcrowdings to our Poinsettia Elementary School, more traffic and more work for our police and fire departments. I strongly disagree to this. Please keep our neighborhood the way that it is and what was promised to us.	54
Because it makes more sense to have a high density area in a downtown location than in an area that is already more industrial. I am here tonight because I heard that a parcel near Trader Joes (in Bressi) that is zoned commercial will potentially change to high density zoning to put a 400 unit apartment complex there. This is an outrage to me. There is no room at Poinsettia Elementary for that many new students and traffic around this area is already too much. Please do NOT allow the re-zoning of this parcel! There will be a huge uproar in this community if it happens.	55
The concept B best reflects the Carlsbad Community Vision Core Values: Access to recreation and active, healthy lifestyles.	58
Best longterm concept. Waterfront is key for future (tourism, destination spot, companies locating here...)	59
I work in Encinitas and feel that the core is the area near the water. Prices and density increase near the water. Higher density in areas away from the water can/may decay. But near the ocean over time prices will only go up. So let's plan appropriately. People who live steps to the beach are much happier to pay more and live in cramped quarters. Concept B is a wonderful plan for the City!	60
Except eliminating medium and high density development.	62
There are 512 homeowners and business owners who oppose Centers (A) and Core Focus (C). As Carlsbad Constituents we TRUST that the Land Owner and Land Developer have not influenced the decision making process in any way. The land is currently zoned for light industrial usage which generates jobs for citizens and taxes for the city.	65
Concept (B) Active Waterfront is what Carlsbad needs and deserves.	
The live-work areas (Bressi) are too highly densely populated. I am a realtor and people want land and privacy.	68

Land Use Concepts - Survey Comments

Comment	ID
<p>I believe Carlsbad can benefit from a more "active waterfront." To date we have not done enough to develop our community's connection with the Pacific, it seems that we left it to the regional players. We are a coastal town but you would know it from our past endeavours to reflect the Pacific as a part of our community's identity.</p>	73
<p>Creating destinations within the city, we are a great city blessed with significant natural systems, a coast line, major drainage systems that end in three lagoons, topography and natural habitats. We have well laid out infrastructure, roads, utilities, etc. However, where are the public expressions of who we are as a community? What expressions or landmarks do we have that express our identity over any of the other communities that surround us? Don't try to say the community has not come forward with these types of statements, we have and have been ignored. Also, every group of people benefits from having a rallying point, a place, a location where you know you can meet and interact as a group with common interest. On 9/11 people in Carlsbad had no where to go, they were left to wander and wonder what just happened and where am I. This location becomes the center of gravity for the community. That is the prime destination Carlsbad should be working on! A forum, a public plaza, a square, a commons where it's prime purpose is for gathering and interacting. It would be best if this public space is surrounded by civic buildings, and cultural venues and should have a strong and symbiotic relationship with the areas around it. The area around it should have a good mix of commercial and residential uses providing all services. I can think of one location that best fulfills this criteria, I am sure you can also. Of course in the selection of such an important destination alternative sites must be considered and the ultimate site would come from what best meets performance criteria.</p>	
<p>A comment was made on connectivity focusing on east/west non vehicular movement, that is a good goal, bike routes that allow residents to travel from their neighborhoods to the coast should be developed following the major drainage ways. This would limit the amount of topography that acts as a barrier to many cyclists.</p>	
<p>Big no on C - do not want apartments in Bressi Ranch area. TOTALLY AGAINST IT! Do not want any apartments in the area. There are plenty in this area.</p>	100
<p>We are completely against any rezoning of the 18 acres in the Bressi Ranch area for apartments. It is currently zoned for industrial use and needs to stay that way. There are way too many apartments/condos in the area. Also, there is no way that type of high density housing will be SAFELY supported in the Bressi shopping center.</p>	101
<p>C Core Focus</p>	
<ul style="list-style-type: none"> - Overall, I like the core focus the most of those three options as it appears to have the least impact on open space and the environment. - I'd like to see more focus on open space in general and I'd like to see the city acquire and preserve all the open space properties recommended by the Open Space Committee. - The Village H CF requirement should be removed on the new General Plan as it has already functioned as a community facility/park for decades. It should all be preserved as open space. - The Village H dog-walking trail must be open to the public at all times and must stay on the new General Plan. - Where are the trails on the new General Plan? 	10
<p>Please note: I was very disappointed there was no Q & A and no opportunity for community input or discussion at this meeting. I didn't learn anything new.</p>	
<p>Would the residents have a say about the airport? What would it take to stop the airport from growing? Better yet, how can we remove the airport from Carlsbad?</p>	23
<p>It is "smart growth."</p>	63

Land Use Concepts - Survey Comments

	Comment	ID
	Less development along coast. None of the concepts discuss much in way of developing connectivity with trails and bike routes. [Staff note: "Open Space and the Natural Environment," "Walking, Biking, Public Transportation, and Connectivity," and "Sustainability" were circled from the Core Values section.]	64
	Because it respects the existing neighborhood retails in the PCR Corridor, especially those along El Camino Real (Carlsbad Plaza and Carlsbad Plaza South). Changing these to other zoning designations, HDR and MU, makes no sense and would create significant problems for the ownerships of those centers going forward.	67
	I do not see enough public (bus) transportation in ANY of the 11 areas. As residents age more bus routes are essential, and not enough emphasis on this aspect of the future. [Staff note: "Public Transportation" from the Core Values section was circled and underneath it was written, "Where?"]	70
	Jobs and housing need to be in close proximity. All three concepts are valid. The waterfront promenade for Focus Area 9 must be implemented no matter which overall concept is selected.	71
	Open space acquisition, addition of trail systems.	79
	More open space. Preserve Village H.	80
	- More open space. - Rezone Village H open space. - More community gardens. Thanks.	86
	Supports a vital city core center focus concept enhancing tourism as well as resident accessibility.	92
N	None	
	Mixed preference active waterfront basically =	15
	It's hard to know what I prefer because you don't show what is currently in place, and the nature of the proposed development.	82
O	Other	
	We need better waterfront areas and use which is a separate issue from walkable neighborhoods. [Concept A and B]	3
	You missed a BUNCH of parcels. Where's the dedicated open space acquisition land?	12
	In general all the plans have some good ideas - I believe that high density housing would be detrimental to the city and not congruent with Carlsbad's nine core community values.	66
	Carlsbad residents value open space - we would like open areas preserved whenever possible. We want to create more recreational opportunities such as hiking trails and access to water.	81
	Can the overall strategy involve reviving existing village and community - re-assessing existing buildouts and renovating. Keeping the core as "Retro to the city's origin" and style, specifically keep "Village H" in a as is or Community Preserve - for future and current generational use.	83
	I'd like you to preserve more open spaces, especially places like Village H. If possible, please rezone it as open space, or consider using the community property as a community garden or something that will be compatible with the dog-walking trail in the eucalyptus grove.	84
	Most important, this new General Plan should REZONE ALL THE OPEN SPACE PROPERTIES listed on the open space committee! List of open space list of properties for acquisition and preservation as open space, particularly for properties like Village H. The current community facility zoning should be removed and the property currently zoned for the CF should be rezoned as open space and trails. Thank you.	85
	Rezone Village H as open space.	87
	Village H and Quarry Creek are two very important open space properties that will continue to give Carlsbad a sense of natural beauty that brought many Carlsbad residents to this area in the first place.	88

Land Use Concepts - Survey Comments

Comment	ID
The Centers chosen manipulate the result. Why not lift Carlsbad to achieve its full destiny? Buena Vista Valley from the mountains to the sea is a single unified entity that overlaps into the Village - Barrio area. Put the density in the Village and the pastoral into the Valley and we can have a balanced center of forward thinking in the Northwest Quadrant.	107
Need to take good ideas from all 3. First option would be the Core Focus with some modifications, since there are good concepts in the other plans that could be incorporated into the Core Focus.	116
It is important to provide housing close to jobs to provide the opportunity for future Carlsbad residents to conveniently walk or or take public transportation to jobs and commercial to reduce greenhouse gas emissions.	
Regardless of which option is selected the Carlsbad Boulevard realignment and open space/parking opportunities is very important to the future of the City. Leave the Ponto Area designations as shown by the Ponto Beachfront Village Vision Plan. Deviation from the uses shown in the plan would violate the terms of the settlement agreement between the Cities of Carlsbad & Encinitas which could result in litigation that could impede the development of that portion of Carlsbad for years. The southernmost portion of the Ponto area as a Local Coastal Program designation that allows for the City to approve the development of a resort on this site. Any change to that designation would create conflict with the Coastal Commission. The property directly south of the Encina treatment plant should be changed to high density residential to encourage the use of mass transit.	
I like C but want to keep some open lands for all to enjoy, visually and experie We do need some development to accommodate business for people to have employment and a place to live. BUT everyone needs open spaces to renew the spirit and the air quality of our area. I would like more consideration for open space.	120
Stop pretending our input matters. Why are you wasting more time and money on Envision Carlsbad- this is a horse designed by a camel- the very idea that you can look 50 years into the future and by some "central planning" model, anticipate best use of resources is invalid, by any measure of practicality, or history, including right here in Carlsbad.	155
Lets just look at the mockery of "affordable housing" and the notion that the city should allow the state and SANDAG to determine where and what homes should be built. How did that fair sharing process work out for you? When the deadline came, you snuck a "solution" to build a ghetto at Quarry Creek, to make your numbers.	
Why not let the market decide whats affordable, and let consumers decide where to live? Hows that real estate market thing working out so far?	
How many years and dollars and staff time, including Chamber of Commerce time has been wasted on the Village and for what? Painted some fire hydrants, renovated some storefronts...that are now empty. I'd suggest you gracefully wrap this up, and get to work attracting business to Carlsbad, if you possibly can imagine that concept.	
You have business parks surrounding the only alternative airport in San Diego County, and its grossly under-utilized because you cant find another 1000' worth of asphalt?	
When all the Boomers are done aging gracefully in place, and have moved thru the fancy new nursing homes being built for them, who will be buying those homes, to pay for the schools? You are going to have aging McMansions empty or growing seedy, like the areas surrounding the Village have for years... go look at Mira Mesa for the future, if you dont get your planners out of the way of consumers and the natural best resource allocation of a free market.	

Land Use Concepts - Survey Comments

Comment	ID
adequate Senior Low Income Housing carlsbad should be ashamed of the poor provision of housing for it's Seniors with low income! this city already is too tourist focused,to geared to the young/rich- the residents who are not rich go un noticed and un-cared about, the housing choices for us are deplorable!	197
They are all inclusive. All concept are lumped into each agenda. Not seperate. Beach front Power Plant concept would increase overflow of parking 5 times. New Residential, Hotel with 1 to 2 car for guest, staff for each property. Hotel, Resident, Business,recreation, each would increase 10 fold in persons, building and parking. The Pretine sea front area would vanish forever. This is what creates the natural beauty of open space and the beach beauty. Not the beauty of tax revenue.	199
A combination of A & B. Because Concept C rezones scarce and valuable land zoned Industrial to High Density Residential. We need to encourage development of Industrial land in order to attract businesses who would provide jobs for our citizens. We are nearly built out, and the re-zoning of Industrial land is short-sighted. It's interesting that the City is assuming ownership of the NRG property, when that assumption is far from reality. Planners need to anchor their plans in reality and not spend their time and effort on a plan (A portion of Concept B) that will probably not come to pass and is a huge reach.	238
Combination. My main concern with any of these concepts is area 9. This are needs to be a combination of Active and Core...with more of Area 9 devoted to parks and open space and less to commercial and mixed use. This is one of the last remaining areas of open space on our coast and adjacent to a magnificent lagoon and beach. I strongly urge any plan to reconsider commercial use in this area and focus more on open space and park use. See above statement re: Area 9. Less development for this area; more open space and park so people can enjoy the lagoon the beach. The city of Carlsbad has more than enough hotels and restaurants.	255
Combination of (A)centers and (C)core focus. I definitely do not want an active waterfront. It is active enough at this point and I feel we want to maintain as much of a natural waterfront as possible. I think a combination between centers(A) and Core focus(B) creates balance. I would prefer a park where the power plant is located. I don't feel the city requires any further development of hotels, especially, on the waterfront. It should be as natural as possible.	256
Less intensive development over-all, especially along the coast. Carlsbad has a shrinking open space inventory, a substantial excess of building lots for Industrial /commercial and retail, and a huge inventory of vacant office and industrial. And how about the hotels - low room occupancy rates, industry wide bankruptcies. More hotels - Condos - Time shares along the coast provide no benefit to Carlsbad residents. Simply more tourist dollars and low paying jobs. Create an open space park at the mouth of Agua Hedionda, across from the Campground and on the north side, east of coast hwy, and above the mouth of the lagoon. It would be a spectacular site, and with public facilities - would be a regional attraction.	262

Land Use Concepts - Survey Comments

Comment	ID
<p>Stop developing new land. I would most prefer Concept C. However, as a life-long Carlsbad resident I am continuously dismayed by horrible building practices that destroy every piece of available open land. Carlsbad, like other North County communities is beautiful because it wasn't over developed and contained preserved open space. I am HORRIFIED by the fact that Carlsbad would build along Ponto's southern waterfront. There is not area like that left in San Diego and to pollute it with another set of condos and commercial centers with the same coffee shops and retails stores that we see everywhere else. Why not be unique, let it lay as is. At minimum build a park. Every time I see another piece of that land gone it saddens me unlike anything. I don't want to see my home paved over.</p> <p>Additionally, living off of La Costa Ave for 25 years, I have seen a one lane road transform to a two lane parking lot. Stop building high density homes in La Costa! We can't accommodate explosive population. Eliminate all building along Ponto South Beach. Make it a preserved/protected space. It is one of the most beautiful areas in all of San Diego. You CAN'T build on it. I can't bear the thought of standing on La Costa Avenue and 101 or being on the Jetty and see a mess of hotels and condos! It's pristine as is! We have acres and acres of over-developed land, can't you leave one place untouched?</p> <p>Don't allow any building in the La Costa Town Center off La Costa Avenue and El Camino Real. The area is already too clogged. The rezoning of the center reeks of under the table deals by the owners who are saddled with empty real-estate. Do not allow any high density housing in that area. The streets also can't accommodate it.</p> <p>I would also revamp the Palomar Airport corridor. Why keep building industrial parks when there are plenty old ones with for-lease signs. Utilize and improve upon existing developed lands. Stop wasting and plowing over every inch of open space</p>	285

Focus Area 1 - Northwest Coastal

A	Centers	
	All are very similar. Pass on the pier.	52
	Don't like pier idea.	72
	[On Concept B map, area circled around Commercial, Hotels, Residential, Open Space, and Pier by the coast, with a question: "Open to the public? Or hotel guests only?"]	77
	In order, I like Centers A) Active Waterfront (B Core Focus (C)	103
	The residential in the Barrio will help maintain the character of the Village. That could be combined with the more intensive uses at the SDG&E site of option B.	119
	A peri could add a lot of traffic. Sure is fun to walk to rubies in osier. Would need a shuttle/bus to connect people from downtown Carlsbad and train station. Families like day trips on the train.	147
	Don't waste time thinking the power plant area can be remade beautiful with that tower and huge power lines emanating.	153
	I think that C, which segregates tourist services, is unrealistic. There needs to be more interaction with the town for economic success.	179
	It would be great to extend rail trail all the way south to encinitas... it would reduce bike accidents, street congestion and would create easy pedestrian/increase bike traffic from Village to Power Plant development....and beyond.	212
	The Centers plan seems to knit together the various elements of the village while leaving room for development as well as open space.	224
	A and B look rather similar in area of encroachment. They only vary slightly.	240

Land Use Concepts - Survey Comments

Comment	ID
The concept of a mixed use downtown area is conducive to quality living for those who prefer to use public transportation or walking. The future will be increased p. t. , it has to come, once we get our heads screwed on right and figure out how.	253
The power plant complex can be a tremendous commercial attraction, it will take imaginative minds.	
I am concerned about the residential at the power plant site under the waterfront concept. We should keep it closer to the train station and mixed use in the Village	291
Improvements made in downtown, converting to mixed use, should be extended to the barrio	317
I think the mix between A) and B) would be very good... also, extending the rail trail all the way south along the rail road tracks would link the similar ideas for each plan together.	332
B Active Waterfront	
Again, greater access to the beach (i.e. along Chestnut) would provide the most significant spark to spur development in the Carlsbad Barrio, where I live.	4
Adding more quality restaurants.	18
Active waterfront is a no brainer for me.	29
Like the activity center.	49
Would like high density removed from plan. Like pier and waterfront.	99
Once again the waterfront needs to be better utilized. The mixed us as in The Village is great!	104
There should be some residential development at the NRG site (no timeshares)	127
I like the idea of having a Pier in Carlsbad.	160
Not sure what the best option is here but i know the Barrio needs to be safer before i frequent any business developed near there. I simply wont go south of Cbad Village Dr, almost to Tamarack. So maybe the housing is a priority there so as to improve safety? I like the power plant developmt into hotel, retail (WITH underground parking please, like Whole Foods, Enc), and reataurants. This area should serve the community-we like the ocean front dining and shopping (safely!).	161
Like the pier idea, and infill in the Barrio area	175
Active waterfront concept appears to allow for greatest access to a greater number of residents. Prefer to have prime waterfront available to all to enjoy rather than just to hotel visitors.	180
We need a pier!	217
I like B except I REALLY dislike the pier!! No pier!!	234
I don't see much difference between the three of them. I like the idea of having our own pier.	237
The idea of a pier in Carlsbad is a wonderful idea! It is about time we become a 'beach town' like other cities up and down the coast!	244
the pier is a great idea!	248
I like the pier!	297
Lesser of 3 evils. I am NOT in favor of building up our coast, but I believe that this will take the longest - as the power plant is involved.	299
Option B offers more park space in the power plant area. as it is, there is too much commercial space.	305
I picked Active Waterfront (B) because it is the only concept that offered some MIXED USE near the powerplant. I think residential areas should be mixed into all areas. I don't think a solely commercial zones, particularly serving tourism is the way to go. More preserved open space would also be good. Public access to the water is essential.	306

Land Use Concepts - Survey Comments

	Comment	ID
	add Comercial Recreation to Power Plant Pier area	315
	a more residential use vs. totally visitor serving commercial use.	320
	Build a crossing at Chestut Ave... it will reduce vandalism from people cutting holes in the fence to cross....	327
	Open Space for a multi-use Park.	334
	Llike the pier idea	345
C	Core Focus	
	Significant park/open space area w/o a pier (pier not a good idea).	64
	Construction of a pier as shown in Concept B is a worthy goal, but may be infeasible to implement due to regulatory restrictions.	71
	Leaves some of barrio intact. More open space. Mixed use allows for more interesting mix.	106
	Of those given, C has the least development. We do not want Carlsbad to be a mini Miami Beach.	120
	Piers require engineering dollars and a lot of long term committment to upkeep. That funding could be used instead to attract an artistic colony of professionals that differentiates Carlsbad from Oceanside. That type of upscale retail with an edgy design sensibility could carve a very separate identity from other beach cities in North County. Del Mar and La Jolla lost this market when it opted out of the rail transit station. Solana Beach has Cedros but it is aging now looking less attractive.	126
	Don't ruin the beach with a pier - what a horrible idea!	139
	It seems like it has the leas impact on the coastal area.	151
	Would like to choose NONE....keep Carlsbad the way it is but if I had to choose one, this would be it.	162
	I don't want to see so much waterfront development as that will only erode the beach experience and worsen traffic.	187
	I want to keep the power plant area residential and with open public space like a park.	189
	I would like to maximize the open space buffer on Aqua Hedionda Lagoon and the maximize muli-use redevelopment concepts in downtown areas.	207
	It is very important to keep the VILLAGE's historical qualities, and not tear it down for higher density. The VILLAGE is the Core of Carlsbad	209
	A and C are virtually identical. No pier needed (B).	210
	Carlsbad needs to keep the "village" feel that includes old homes and "barrio" history. It would be sad to see it all bulldozed down in the name of progress and redevelopment. Keep the old and mix in the new. This is what makes Carlsbad unique. Look at Encinitas, San Clemente and Del Mar for ideas.	231
	Don't dump on the barrio. Medium density everywhere is like north park in sd. It is bad.	243
	Focus. It is better to have intense areas and then protected neighborhoods nearby. That is the best of all worlds. Urban to Suburban with no yucky in between. That can all occur with the barrio considered a suburban area.	
	There is no rail access to the power plant. too many cars too much parking - need a solution.	
	Who needs a pier which is an ongoing maintenance issue	294
	It would be nice to continue the rail trail south to the power plant. I would create a great pedestrian/bike path to the power plant with spectacular views... it would be well used.	300

Land Use Concepts - Survey Comments

	Comment	ID
	Unless I'm blind similarities are strong. The Village in all three seems nearly the same. The pier in Waterfront is the most notable standout, but that positive element could be incorporated into either of the other plans. Again, putting housing near the water is not conducive to good living. These properties will turn into rentals after owners are exhausted with riffraff beach living and then rental tenants will be there disrupting both residents and tourists lowering Carlsbad's reputation.	326
	Concentration of the commercial use. Not supportive of high density development in the power plant area as outlined in B.	348
N	None	
	This is silly. What if power plant keeps their land? How about open space near beach on Concept C [Staff note: instead of commercial use]	12
	No real choices here. Important to leave public access to the beach for the "locals."	63
	It is impossible to determine the best plan unless you show us what is currently in place.	81
	Alternate traffic flow must be considered with an already high density traffic rate on coast highway.	108
	See previoius	128
	No more hotels.	130
	there should not be any medium and high density housing plans, it brings congestion and the high likelihood of increased criminal activity	134
	just not interested in making a decision on this.	138
	more navel gazing. Just do what you want and stop pretending that citizens matter...	155
	We do NOT need any additional medium or high density housing.	171
	Return the power plant area to natural open space, preferably a protected nature preserve.	188
	See my prior discussion	196
	No medium or high density residences.	216
	Do not develop the power plant area into more hotels and restaraunts. Increase the size of the park area focusing on outdoor recreation and family bonding.	218
	Too much money wasted. Open up Chestnut under the train tracks Encinitas has 3 pedestrian walk ways in the works.	223
	STOP WITH THE HIGH DENSITY.	229
	Again , you're assuming city ownership of the privately owned NRG property...last I checked, they don't want to sell.	238
	THE POWER PLANT STAYS RIGHT WHERE IT IS AND IT STAYS A POWER PLANT! IT'S A LANDMARK., it identifies Carlsbad from miles away. And who wants to stay at a hotel or eat at a restaurant right next to the sewage treatment plant?	251
	Too much development!	258
	How are these really different? Why is the barrio going to high density residential uses? Are we not going to maintain the integrity of the barrio?	259
	No pier	
	See comments above.	262
	These concepts all seem to be the exact same.	263

Land Use Concepts - Survey Comments

Comment	ID
No building near the coast!	273
A is the closest to my choice....Just scale it down a bit...	284
I don't see a difference between the three proposals in this area.	309
I do not want to see the power plant area developed for hotel or retail.	314
All sound too much the same from the perspective of a resident. Needs better translation from a planner's perspective to a resident's perspective.	318
All assume redevelopment of the Power Plant, not something there is any clear path to achieving and not a priority to me unless there is something more appealing to do with the land than presented.	
The Barrio is packed with too many people as it is. Please build the high density family dwelling east of I 5 where there is the room and the roads, and/or you can build the roads. What the Barrio needs is to be zoned for small businesses, 2 story buildings only for homes or apartments, row homes, lots of CA palm trees. Please take out those ugly trees, except the eucalyptus trees. All high density housing east of I 5. And please make Chestnut go through to the coast highway.	330
One option should have considered that the power plant people actually get to KEEP THEIR LAND!!!	331
O Other	
Density in Barrio is high enough as it is now! We do not want additional problems and enjoy the small town atmosphere we try hard to maintain.	1
There is already enough high density/ medium density in this area. Adding to high density will cheapen the area and create more traffic in an area that is short of open space and parking now. Let us be a little more conservative and a lot wiser for our future. More density also means more young people looking for something to do within their excess energy. Think smart is a good idea for al of us.	11
Barrio - Low commercial from Carlsbad Village Dr., on Roosevelt St, to Walnut St. - Non residential on Roosevelt St.	14
I like all of these options. [Concept A, B and C]	28
No medium and high density development.[Concept A also selected]	62
To me less is better. Our open beach areas makes us unique. Our Barrio is quaint and charming and dignified for its residents. Don't build a high density slum!	66
Choice B may be a pipe-dream. Power Plant won't move.	70
Expand mix use into the Barrio, the current Village is in danger of sliding toward a residential neighborhood, it needs a stronger efficiency a commercial village with mixed uses. The addition of a pier is a great idea, late but good.	73
Prefer lower density.	88
Should b mix with lots of open space and low density residential.	90
No high density - Carlsbad is getting an undesirable reputation in San Diego County due to SO many apartments.	100
Not sure. No high density.	101
I like the Village and Barrio in A, but the power plant version in B. It is very important to retain the strawberry fields and flower fields.	122
the Barrio has been neglected whild the Village is already over developed	197

Land Use Concepts - Survey Comments

Comment	ID
Need to work on existing dollars for facelift for existing residenal areas and business. Concentrate on making areas that have tenament electrical overhead on housing areas. Looks very project housing in the existing beach housing. Repair the Off & On Ramps into the City. This is the gateway of the Resort town that looks like the Watts Riots. Work w/CalTrans & Business to lease a plaque of honor visible signage of companies for there contribution.That revenue will create maintenance and JOBS.	199
active waterfront and more open space	201
No more medium and high density planning!	219
My understanding is that the city doesn't own or control the power plant. Is anyone going to build a hotel next to the power plant? Development of this area only makes sense if the power plant goes away. Any development of this area would have to have major input form its owners and you haven't given us any information on what, if anything, they have proposed.	228
No hotel or mixed us at power plant location. I prefer a park and trails.	256
Perfer no hotels at power plant site	274
Not a whole lot of difference between the choices is there? You are dead set on maximizing medium and high density uses as well as commercial use to the detriment of the quality of life in Carlsbad. Its all about the city maximizing its revenue at the expense of the average citizens.	282
I dont think we need to develop the SDG&E plot with hotels and retail. Will create too much traffic along the coast. Any pier built in this area could potentially have detrimental impact to the surf quality from Tamarack to Turn Arounds.	290

Focus Area 2 - Plaza Camino Real Commercial Corridor

A	Centers	
	Like the high mixed use area and yet retain some commercial use. Makes sense to include housing near transportation (transit) center.	64
	Plaza Camino Real is an eyesore currently. Vacant Robinson's needs to be filled. Outside of mall needs upgrade.	70
	Focus retail to the Village, mixed use in this are should focus on resident serving commercial.	119
	This seems most like the current land usage. I don't think high density housing proposed in plan B is advisable in that location because of traffic.	151
	The Westfield Mall is functionally obsolete & now caters to the lowest common denominator.	164
	It really needs to be demolished & redeveloped	
	There's a small amount of commercial development with more open spaces.	171
	I'd like to maximize multi-use development and redevelopment in areas that are out-dated such as Plaza Camino Real and I want to maximize open space at Quarry Creek (Buena Vista Creek) because its adajcent to a CDFG Preserve. We don't have enough open space in Carlsbad and what we do have (Calavera Hills) is slowly degrading from illegal trails and irresponsible residents leaving dog poop behind. The City is not doing enough to maintain natural open space.	207
	I would prefer to see no housing, regardless of density, built in Quarry Creek. This is best left as open space.	228
	I also suspect that the Plaza Camino Real mall is an endangered species. The centers plan appears to recognize this in proposing mixed use development for this site.	
	The area is crowded enough with traffic. Why would you add high density residential to the mix. A VERY BAD idea!	244

Land Use Concepts - Survey Comments

	Comment	ID
	I am roughly indifferent between the centers and the waterfront concept. The core concept has commercial, but we also need people living around this site.	291
	Mixed use is better. We already have too much commercial real estate.	317
B	Active Waterfront	
	Create a "river-walk" along the creek.	13
	Keep commercial at mall.	52
	High density makes sense along a major transportation corridor.	63
	Commercial with major anchor stores, if they continue to be viable, on the east end, mixed use on the west, high density if it can be shown that traffic can be supported.	73
	Mixing residential into the development is good planning.	158
	Keeps existing commercial intact while increasing med-high density housing in current underutilized areas.	210
	this would accommodate those working in San Marcos, Escondido, etc.	248
	Shopping needs to be updated in Plaza Camino Real area	258
	keep the mall the way it is	315
	There's room east of El Camino Real for high density housing. There's no roads in the Barrio to accommodate high density housing. I mean we can't even ride our bikes on Elm. We have to use Tanagerack and that's a nightmare @ Tanagerack and coast highway. Chestnut must go through.	330
	A great location for high density residential with commercial	345
	I like the availability of potential high density residential close to the commercial and mixed use would could benefit those working in that corridor.	348
C	Core Focus	
	Don't like the idea of so much additional hi-density residential east of El Camino Real in that site. Traffic already poor there.	7
	Keeping the area west of El Camino commercial with some mixed use at most. No high density residential! Traffic in that area is already horrible at certain hours of the day.	25
	Because it respects the existing neighborhood retail in the PCR Corridor, especially those along El Camino Real (Carlsbad Plaza and Carlsbad Plaza South). Changing these to other zoning designations, HDR and MU, makes no sense and would create significant problems for the ownerships of those centers going forward. Additionally, regarding Concept B, the Carlsbad Plaza site is a highly inappropriate location for a high density residential zoning/land use, bounded on the north by the busy Hwy 78, the west by Plaza Camino Real regional center, and the south by neighborhood commercial uses. It also really does nothing to support the goal of the "Active Waterfront" concept.	67
	No high density residential.	100
	HOPEFULLY NO STRIP MALLS!!!	110
	Not a big fan of more high density residential. Commercial is a jobs and revenue creator.	117
	This seems to have the least density	120

Land Use Concepts - Survey Comments

	Comment	ID
	I was here when the mall opened. The lifespan as a purely retail center is over. Occupancy is too low to continue. Mixed use lofts/condos for new professionals will provide local construction jobs and support infrastructure with taxes. The retail shopping brand identity should change now.	126
	Appears to be more open, park space in this one.	133
	This area is already too congested, without adding high-density residential.	179
	Maintain commercial shopping focus of the area.	180
	The least of 3 evils.	188
	We definitely need to utilize the mall site. This may be the best of the choices.	284
	Let's keep the mall and the transit center	294
	Lesser of 3 which has less density housing.	299
	Again very strong similarities and more hair splitting. Without very detailed definitions of commercial, mixed use, etc. it is a bit difficult to be very definite with ideas because it is harder to determine what the final settle out will be.	326
	This is a good area for heigh-density housing.	346
N	None	
	You can't build on a creek dummy.	12
	We must protect Quarry Creek from development, and also protect family farms.	81
	No apartments.	101
	Needs to be connected open space and trails through this area that connects to the reserve to the east. .	106
	uh, I don't see much difference here	128
	Make it all open space!	130
	Tear down the i sore and build a park	140
	See my prior discussion on overrun population	196
	Development in this area will be detrimental to biological and cultural resources. Protection should be enlarged to protect the present biological area shown and certainly to connect to the area identified as Quarry Creek.	209
	no medium or high density residences.	216
	OPEN SPACE ONLY SINCE THERE IS SO LITTLE LEFT.	229
	Mixed use sounds great but in reality it's not viable. There's already way too much congestion in this area. Adding more people in high density housing will make it worse.	251
	No additional development here. Traffic is already terrible!	314
	Insufficient differentiation from the perspective of a resident. Residents don't use terms like high and low density housing. How do the different concepts affect what stores may locate in the area? How do the alternatives affect available services? How do the alternatives affect the cost of housing?	318
	The map legend does not include indication of Trails, a key point highlighted in the Envision Carlsbad process. How do I walk from the mall to the Village and or to Quarry Creek?	

Land Use Concepts - Survey Comments

Comment		ID
	do the traffic studies in Dec., when it is impossible to pass thru this area. We have a hotel coming on near Jefferson - doesn't seem to have been taken into consideration.. Needs to be	331
	Focus on Carlsbad Village/Coast!	332
O	Other	
	No mixed use; add hotel and convention center to Plaza Camino Real.	3
	Residential - mixed use is seemingly the best use that provides demand for a highly underutilized area with a lifeless shopping center/mall. [Concept A and B]	48
	No medium and high density development.	62
	This mall is an eyesore and a disgrace to the city - no high density housing please.	66
	The options are bought and paid for by developer contributions to Carlsbad Council elections and by developer relationships with Carlsbad planners. This is wrong and it's corrupt.	107
	The mall plans are ok, is there no plan for acquisition of open space at Quarry Creek or are we going to be forced to lose this critical habitat?	122
	Another Westfield Mall- are you serious? Where is the public transit? The Sprinter is too far away, theres no connection and never going to be by bus, and if you are planning to build another barrio/low income ghetto, then plan also to hire another 50 cops to police this new ghetto, and the nearby schools that will be crushed by the crowding from 500 units. Then imagine the property tax losses from the suburban flight thats already happening.	155
	Redevelop the mall! We need it. No more housing pleas. It is already so impacted up in that area!	161
	millions were spent to research what to do with Buena Vista Lagoon, instead of just fixing it, now that project is abandoned? Really, how ridiculous!	197
	Not a area I'm interested in.	240
	Ok to develop PCR but leave quarry creek as open space!	243
	PCR needs help. It should use the principles of new urbanism with a wide berth for the creek. Make it the focal point.	
	Use up that hideous parking lot. Trees trees trees. (Native trees - sycamores in the valleys)	
	Westfield is dragging their feet. There are many ideas that could be tried to bolster sales at the mall. The corridor along ECR is busy, no need for change.	253
	Put the low-income housing in the Plaza area rather than the Quarry Creek area.	272
	Not enough open space. What happens to the waterfall?	305
	Choice A for the Plaza Camino Real BUT THE LESS DEVELOPMENT OF QUARRY CREEK THE BETTER. IT SHOULD BE PRESERVED!!!	306

Focus Area 3 - Quarry Creek

A	Centers	
	Like having campus.	52
	School site.	72
	Plan A allows for "campus" space. If that includes a school or library, I think that would be a good site for both... especially with the adjacent high density housing that seems to be a given.	151

Land Use Concepts - Survey Comments

	Comment	ID
	Why so much residential next to 24 hour freeway noise?	164
	Least amount of density housing.	299
B	Active Waterfront	
	No need for medium and high density development.	36
	Good place to add high density housing.	49
	Prefer alternative B, but extension of Marron Road which is desirable may not be feasible due to biological constraints.	116
	This is a more appropriate area for high density housing and development to open space.	180
	I am not excited about the campus concept. I am roughly indifferent to the other two.	291
	Option B offers more park space in the power plant area. as it is, there is too much commercial space.	305
	keep our high density next to the freeway and other cities	342
C	Core Focus	
	All three same words moved around. Or open space, park. [Lower left corner of Concept A map circled, with "waterfall areas" written next to it.]	77
	Want to ensure the most open space available for all	120
	I like the fact that there is more low density in this plan.	133
	The less high density housing the better!	161
	I want as much of Quarry Creek as possible to remain as open space, including the sacred waterfall.	187
	Once again, the least offensive of the 3 "choices".	188
	I want to limit high density building in Carlsbad	189
	We need to maximize the open space and minimize the effect of the development on the open space. I think this concept does that best the three to choose from. I'd rather this be completely open space or a park for the nearby residents of apartments.	207
	Open space is great if the money is available to develop into park for all residents to use.	295
	I prefer the idea here of converting more land to open space. We should maximize the natural landscape of the quarry site.	317
	Again much commonness. It would be very helpful to have more input about the objectives that have brought about all of these concepts so any comments would have a more concrete foundation.	326
	With the residential concentration in Quarry Creek it is very important to have as much open space as possible to allow safety for our children and other future generations. Carlsbad must preserve the natural, cultural and historic resources of this valley and save the sacred waterfall as a public space,	348
N	None	
	Low density preferred.	1
	Quarry Creek was the #1 property recommended by the open space committee for purchase and preservation as open space. It should ALL BE OPEN SPACE.	10
	All of Quarry Creek should be saved. #1 City's open space list!	12
	Open space only - no residential. Falls are precious commodity for Carlsbad.	15

Land Use Concepts - Survey Comments

Comment	ID
Vacant or underutilized are not "bad" concepts - leave this area for a natural site with walking paths, perhaps. Let us appreciate the unique physical, historical, and environmental beauty.	22
Prefer Quarry Creek be set aside as open space - natural and protect Native American historical site.	64
What kind of "campuses?" This area should not have HIGH DENSITY or even medium residential. Buena Vista Creek wetlands is a sensitive environmental area.	70
Open space.	80
We must protect the space so we can hike from the waterfall to the ocean.	81
Make open space.	86
No HIGH density.	100
The entire panhandle needs to be open space.	106
This area has the potential to really make substantial income for this region. The planning here is weak for all three options. This is a waterfall. Nothing has been done for reclamation of this important environmental feature. How will the open space reflect how important water is to our people? This is a missed opportunity. Housing...Yes, Density...OK I see nothing integrating the most critical and beautiful potential of this area.	126
What about that waterfall? Looks like you've already given that one area of land to a developer. Buddy of yours?	128
I am against medium and high density housing it is going to bring down the Carlsbad area	134
I prefer this land to remain open space and not developed at all	146
grade it flat- plant native plants, and leave it alone. Dont blow any more money here.	155
Too much growth.	171
See my prior discussion	196
We need to maximize the open space an local trails in and around calavera. We need to stop routing roads and development through the remaining small open areas we have.	203
All of these place development adjacent to open space protected wildlife/natural and cultural resources. How will these activities complement the proposed protected areas. These proposed plans only help to develop/cement over and reduce the quality of life for present and future Carlsbad residents.	209
Prefer no development of Quarry Creek. The panhandle at the very least should be used as natural open space.	210
no medium and high density residences.	216
no more medium and high density planning!	219
Too much development of the creek area	220
I would prefer to see no housing, regardless of density, built in Quarry Creek. This is best left as open space. The site has been devastated by extensive sand and rock extraction and is one of the least attractive places in San Diego County!	228
What happens to the quarry? Is it no longer in business?	251
Do we have a choice???	253
Leave this natural open space	274
There is too much development in this area. This should be low density with lots of open space. This will seriously impact College Ave	280

Land Use Concepts - Survey Comments

Comment	ID
Leave Quarry alone. This is sacred Native American grounds	294
Won't extending Marron Road ruin the already fragile lagoon ?	310
Too much high density housing.	311
Traffic is already bad. Do we really need more retail.	314
Insufficient differentiation and language does not provide a meaningful way for a non-planner to understand how the concepts vary one from another. Is there a difference in the percentage of open space one vs the other?	318
Where is the connecting trail to Quarry Creek? Trails are not even on the map legend.	
What is the dark blue area in the Centers concept?	
What happened to Walmart, etc in the Active Waterfront and Core Focus concepts? Not clear.	
I believe that all the options call for too much development for this area. I would like to see it developed as a regional park with no residential development.	319
No option but med/hi density? What happened to the direction the planning commission gave staff and the overpriced consultant to show an OPEN SPACE option??? Why is our own planning commission not being listened to??	331
Focus on Carlsbad Village/Coast!	332
O Other	
No extension of Marron Road; high density housing near 78 and College.	3
A or C. A if could attract educational institution. These seem very similar.	7
All open space. Preserve Calavera and wet land expanded area.	16
No medium and high density development.	62
All of Quarry Creek left at natural open space - waterfall to waves trail. No Marron Rd.	63
No high density residential please - as Ron Burgundy said "Keep it classy Carlsbad." Leave it as a quarry!	66
B or C. But no high density.	68
I don't know enough on this area to make a good judgement, I assume "campus" means education? If so, that would be good.	73
Limit medium density housing to eastern portion of site, ie. Old Quarry site. No extension of Marron Rd. Trail system/ open space around El Salto Falls and Buena Vista Creek Valley (western end).	79
While Quarry Creek must have some development - allow the process to preserve the creek, the El Salto Falls in tact and minimize the Presence of new build.	83
Leave as open space.	84
Rezone as open space as recommended by the Open Space Committee.	85
Rezone as open space.	87
Leave as open space.	88
Need to preserve open space.	89
Open space only. Negative impact on College Ave. if other than open space.	90
Definitely preserve open space.	91

Land Use Concepts - Survey Comments

Comment	ID
Open space.	92
Open space.	93
Keep area as open space. We need a wildlife corridor here.	94
Ideal to remain open space.	95
Open space.	96
Need to preserve open space.	97
It's the El Salto Waterfall and this is a disgraceful perversion of an intelligent planning process.	107
they seem all the same. I think extending Marron road is a great idea	111
How about low density and we leave Marron Road as is?	122
Expand Buena Vista Creek Ecological Reserve to cover this whole area. Houses should not be built next to an Ecological Reserve!	130
What is the difference?	141
Medium residential and high open spaces. Not a fan of increasing residential if we don't have the schools or money in the district to run those schools.	160
Don't destroy this beautiful land! Carlsbad developers are getting GREASY!!!!!!!!!!!!!! \$\$ will ruin why we all moved here to Carlsbad!	162
Stop developing!!!	176
Any combination here would probably work, but I don't like the offices in A.	179
no residential use here, preserve the lagoon instead!	197
OPEN SPACE	229
Quarry Creek is OPEN SPACE. Do not connect Marron Road. You are destroying the last natural valley. Don't do it.	243
QUARRY CREEK SHOULD BE ALMOST ENTIRELY OPEN SPACE. IT SHOULD BE PRESERVED.	306

Focus Area 4 - Marja Acres

A Centers

El Camino is a natural main thoroughfare, and near center of city, and a natural place for commercial development; however we need to preserve some of the open space we have. Future generations need some places to enjoy our wonderful climate and clean air	120
I thought it was Maria Acres.	125
There needs to be high density housing available near commercial areas to residents who are not in a position to buy into medium or low density housing.	224
Somewhere market forces should be deciding whether we need high or medium density residential.	295
Commercial is best land use next to El Camino Real. High density residential would place more residents near jobs and transportation reducing overall impacts such as energy use and climate change.	338

BC Active Waterfront/Core Focus

Don't like the high density residential in A.	7
No need for medium and high density development.	36

Land Use Concepts - Survey Comments

Comment	ID
B ok.	70
This option would be the most realistic and compatible with existing single family homes adjacent to this site.	71
Mixed use with mid density level.	73
Same exact words for all concepts.	77
Traffic on El Camino Real can be bad enough already. There shouldn't be anything, commercial or residential that's "high density" here and it'd be nice to leave some open space	110
This concept would be most compatible with the existing single family homes that surround the upper portion of the site.	116
This is relatively close to an elementary school and high density doesn't seem like a good idea because of that.	133
This one is very close to home for me (LITERALLY). I would NOT like to see high density housing in this area, because it backs up to the back yards of existing low density residential homes! High density housing would also impact one of Carlsbad's strongest/most stable elementary schools (Kelly) in a negative way.	151
No high density housing!!!	161
High density housing should not be located in these areas of the city.	180
Limit Growth.....	181
Having too much reisenial is a hazard to the Aqua Hedionda creek and lagoon.	231
good use of space for med density and commercial	238
I don't think we need high density areas near El Camino Real. The street is already congested.	244
Should be more low density and open space	280
I do not like the idea of high density in this location.	291
Traffic bad enough on ECR. Don't add high density housing	294
Active Waterfront (B)	296
Not much of a difference in these options other than the density of the housing.. Prefer lower density housing.	317
High density residential should be avoided at all costs. High density neighborhoods are the most difficult to keep looking nice and they are ones that have the lowest standards of living and attract the diversity into too tight of space which more rapidly makes that diversity divisive.	326
Medium density housing is appropriate for this area	345
N None	
Should be kept in food production as citizens continue to state.	12
B & C are same - B without commercial. No high density.	68
What is currently there?	81
No residentials for Carlsbad as it it makes the streets busy, schools crowded, and takes jobs away from current residents, and devalues already low house prices.	118
High density or medium density? Like there's a choice here?	128
No more houses!	130

Land Use Concepts - Survey Comments

Comment	ID
Again, there are already enough people living in Carlsbad	134
I do not wish to see this area developed at all.	146
Walmart, beer hall, movie theaters, gun range, anything to drive the elderly NIMBY nitwits wild with rage. You arent going to be able to build anything but more old folks homes here, so why bother asking?	155
Too much housing.	171
This area is fine as it is.	179
See my prior discussion	196
leave open space as is - to keep country feeling	201
no medium and high density residences.	216
no more medium and high density planning!	219
why does this area need to be developed?	246
What does the property owner want to do with this land? Someone owns it I'm sure. Why don't you ask them?	251
Where are the transportation hubs that were to be a part of high density housing?	259
No development - remove the existing eyesore and leave open space.	266
This is the best area of Carlsbad to maintain something of a country town...We need to be very careful about adding too much more commercial with the vacancies that currently exist..	284
El camino real is far too congested as is.	285
No development needed	290
Why ask for comment when the two are the same?	318
Need better interpretation for what this means to residents rather than just housing density descriptors.	
How many people would live in the area. Traffic implications? Access to parks and trails?	
Where to people go for LEGAL off leash dog activity?	
Focus on Carlsbad Village/Coast!	332
O Other	
No medium and high density development.	62
Prefer to include either natural open space or community gardens.	64
Less is better	66
Keep the open space core as it can best compliment the community - w/ minimal new build.	83
Commercial, low density, and open space.	90
LOW or medium only.	100
Stop developing!!!	176
I would prefer no development at all. I don't think it's necessary. The Council seems determined to turn Carlsbad into nothing but street after street of housing developments.	187

Land Use Concepts - Survey Comments

Comment	ID
We choose open space instead of more over development.	188
I would like Marja Acres to stay as is. I like the "Country Store" and Bobby's -- gives the area a small-town feel.	192
Would prefer the housing portion to include as significant area for agriculture in the form of community gardens.	210
PARKLAND	229
no info on this. Other than the soul of El Camino was destroyed by the endless development sprawl. Try to get back the real sense of place. It is just ugly nowhere now. Cannon Road/scripps, etc is just riverside/anaheim. yuck. bad job on your part.	243
Keep it the way it is. The small town feel will be lost. The property across the highway will be in the development stage soon, that will lost as well.	253
Leave as open space	272
Is this really necessary? Both are non-winning situations.	299
This seems like a very isolated commercial area that SHOULD NOT BE A FOCUS for development. It's not in a walkable location or very connected to anything.	306
No development whatsoever in this area.	314

Focus Area 5 - Sunny Creek Commercial

A Centers

High density housing adjacent to commercial neighborhood center.	3
Include lower cost housing with services nearby.	64
The residential should be high not medium density. This is an appropriate site for high density adjacent to commercial, public transportation, and jobs.	71
All commercial not feasible.	72
Mixed use.	73
Same exact words for all concepts.	77
Mixed use is more realistic for this site.	116
This would be the housing trade off for me to not have high density at Marja Acres. Also I like the walking to commercial idea of the Centers concept in certain areas. This seems like a good place to have it. It also would "soften" the commercial development a little at that corner.	151
That area definitely needs some stores, and more low-med density housing too. It has too much of an industrial feel. (when i said no more commercial earlier in one of my comments, i meant no more industrial)	161
There needs to be a much larger buffer on Agua Hedionda Creek here - its severely degraded, supports least Bell's vireo and needs to be protected from additional hydromodification, trespassing etc. yet I think people near open space that is well maintained is a good thing educationally.	207
It would help a lot if there is to be housing in this area that residential services be provided in the commercial area to cut down on transportation impacts (air/CO2, noise pollution).	210
The concept of commercial and residential development together enables people to live and shop near where they work which reduces traffic congestion.	224
qagain, good mix of medium density and future commercial	238

Land Use Concepts - Survey Comments

	Comment	ID
	Best of the worst?	259
	I believe we need housing by the commerical.	291
	Follow plan for mixed use.	317
	Best to distribute commercial along El Camino Real to reduce overall impacts.	338
	Need residential near business park.	345
BC	Active Waterfront/Core Focus	
	Prefer less of the medium and hi density concentration.	7
	No need for medium and high density development.	36
	i would think with the new high school there is going to be to much traffic on El Camino to put add new residence	111
	don't put people living near manufacturing.	120
	Sunny creek already has more than it's share of medium density housing in this area. Maintain a commercial focus but be sure the center is right sized for the surrounding communities so as to limit traffic problems and crime.	180
	I don't want to see more houses.	187
	Need large scale commercial development. This area in town is underserved. Need a grocery story immediately! Local large businesses located nearby are starved for places to eat and other services. The nearby Island shopping center is a zoo weekdays.	266
	Active Waterfront (B)	296
	Again no high density residential, it will destory the quality of life in Carlsbad and bring crime and higher police costs.	326
	its all about tax dollars on this site	342
N	None	
	No commercial - this is residential now and should be kept with medium or low residential.	68
	This area should have commercial and mixed use option.	106
	Yup! Lots of choices on this one!	128
	No more commercial.	130
	GEt serious- who is going to drive into the middle of Carlsbad, on El Camino Real or College, to go shopping at a grade B mall.	155
	College area is over crowded currently.	171
	leave open space - no need for more commercial or residential	201
	Reduced density is preferred. However these plans shows no open space or protected biolocial areas especially along the creek, which is an important corridor for wildlife and cultural resources. How will this proposed development contribute to the quality of life for present and future Carlsbad residents?	209
	Too close too a natural wetland preserve. Bad for the ecology in the area.	218
	This should be commerical and park land. This has had a long history of farming land. There are already enough homes with many foreclosures. We should preserve our land. If it is commercial, limit the size of buildings for example no large Wal Mart or Target.	231

Land Use Concepts - Survey Comments

	Comment	ID
	why does this area need to be developed?	246
	Didn't there used to be pasture and horse stables here? I kind of like that.	251
	No commercial here	258
	I guess A is the best choice because it has the combo of providing some residential, not just commercial...This is another plus to Carlsbad.	284
	Keep El Camino Real from becoming a parking lot.	285
	Commercial Use for recreation mostly, with some resurant, and small business is best due to residential area all around. General Comercial Use will disturb adjacent homes and decrease property values.	315
	Hard to assess the benefits of one vs another for residents. Would need to know what commercial services are needed by the broader geographic area as planned. Not sure how either alternative more clearly fits the concepts.	318
	This is a great site for hi density residential specifically low/mod. income and commercial.	331
	Focus on Carlsbad Village/Coast!	332
O	Other	
	[Respondent checked Concepts A & B]	48
	["Commercial only" circled on Concept B and C.]	62
	?	66
	How are Concepts B and C different?	70
	We need to protect the farming community in that area.	81
	No development -	83
	Open space - important for wildlife, habitat preservation, and recreation. VERY IMPORTANT TO PRESERVE.	92
	We don't need commercial in Sunny Creek except to provide incidental services to the residents there.	107
	Nothing? This intersection is already pretty busy and will get moreso when the new high school opens. Can't it just be open space? It will get too congested if either commercial or more residential	110
	Stop developing!!!	176
	I AM NOT FAMILIAR WITH THIS PARCEL	229
	Focus don't just develop everything.	243
	It should remain open space.	252
	That property is owned by Walmart, it is the wrong place for big box. I would not be opposed to a Walmart along Pal-air road, in a commercial area, like Loews going in by the airport.	253
	I perfer commercial with medium or low density housing. We have enough housing in Carlsbad. It is already over built	256
	Leave as open space.	272
	Don't know this area well enough. Looks like more open space should be preserved along the waterway. Open space is never a bad alternative!	306

Land Use Concepts - Survey Comments

Comment		ID
Focus Area 6 - Mandana		
ABC	Centers/Active Waterfront/Core Focus	
	This area needs to remain agricultural or natural open space.	64
	Ties in with Area 5, all commercial not feasible.	72
	All concepts the same.	77
	Very low.	100
	This area has always been exclusive and i guess it is good that it always will be. No choice here.	151
	Housing would be good there as long as there is good street access, NOT from Palomar.	161
	Low density residential use is the preferred use. Again, how does this development contribute to the quality of life for present and future Carlsbad residents?	209
	Hurrah for low density!!!	284
	Active Waterfront (B)	296
N	None	
	Keep it open.	9
	Where is the open space option the Planning Commission TOLD you to put in?	12
	What is currently there?	81
	Rezone as open space as recommended by the open space committee.	85
	Make open space.	86
	This is key link in the regional wildlife movement corridor- should be open space- or leave as is.	106
	Devalues homes, takes jobs away from residents, crowds our schools.	118
	not manufacturing activity near housing	120
	WTF?	128
	Leave as open space undeveloped.	180
	I would prefer NO residential use.	187
	leave as is : OPEN SPACE	201
	Not familiar with the area	258
	What kind of commercial use are we talking about? Would like more detail	259
	Leave s open space/wildlife corridors	274
	Leave as is.	285
	Keep as agricultural or natural open space. I know there are deer and bobcats there which I would like to save for my grand kids	294
	Need better presentation for what goes on around this development. Trails, open space? For a resident not planning to live in the specific area, what does this area offer in trade for development?	318
	Once again the clear direction from the planning commission was ignored. This ag land should be revegetated to create more natural and recreational lands. Fullfill the prop c promise buy it, restore it and preserve it inperpetuity.	331

Land Use Concepts - Survey Comments

	Comment	ID
O	Focus on Carlsbad Village/Coast!	332
	Other	
	Medium density residential. Low density is a waste of space.	3
	Quality medium to low density.	18
	I think you messed this question up. All options indicate the same. I support low density commercial.	28
	["low density" was circled for each concept]	46
	No medium and high density development.	62
	Purchase as natural open space.	63
	Very low or low density residential.	68
	Same	69
	Too much traffic will be generated along El Camino if all commercial goes in 5 and/or 4.	70
	Not enough information.	73
	Open space.	80
	Keep this area in an open space layout friendly to the wild life and the community.	83
	Leave as open space.	84
	Rezone as open space.	87
	Leave as open space.	88
	Preserve open SPACE!	89
	Open space. Negative impact on College Ave. if other than open space.	90
	Open space ideal.	91
	Open space - important for wildlife, habitat preservation, and recreation. VERY IMPORTANT TO PRESERVE.	92
	Open space.	93
	This continues to be open space.	94
	Beautiful for open space.	95
	Open space.	96
	Ideal for open space.	97
	No strong opinion. Why not let the property owner decide what is best?	107
	This should be very high end housing to uphold property values and create view property that will sustain status. Medium density with some sensibility to traffic issues is preferable. More high design and a little higher density with open space for support.	126
	This is where you should have put the power plant. Too late.	155
	unfamiliar with area	157
	Stop developing!!!	176
	this is a good place for more residential, Sunny Creek is in the middle of just about nothing~	197

Land Use Concepts - Survey Comments

Comment	ID
Mandana should be used for natural open space since it has poor access now. If not, use as ag land to preserve what little agricultural heritage is left in Carlsbad.	210
Convert to open space to make a big contiguous area.	220
I prefer to see this area remain agricultural;. We need to retain farming, preferably organic farming in Carlsbad. Very low density housing is a waste of good land.	228
This area is presently zoned for agricultural use and should continue to function as a wildlife corridor.	235
not all that familiar with the area.	238
don't build on everything.	243
Medium density is a good idea.	244
Prefer to leave as is, and see how the new high school will impact the area.	254
This is presented in away that makes no sense to me. What are you asking?	257
Convert to open space/park along with Lake Calaveras Reserve while obtaining land currently owned by DF&G to create a large diverse ecosystem. Trails and recreation would be incorporated around the new high school and central to all Carlsbad.	264
Active Waterfront (B)	279
Should be open space - there is too much development in this area already	280
THERE IS NO CHOICE HERE!	306
THERE IS ONLY ONE IMAGE!	
WHAT'S THE POINT OF THIS QUESTION?!	
THE SURVEY IS FLAWED OR THERE ARE FORMATTING ERRORS.	
Would like to see mixed use.	317
When there is just one option there is little or no choice.	326
Great place for high density housing.	330

Focus Area 7 - Palomar Corridor

A Centers

Add mixed use to A as indicated [mixed use area at Faraday and El Camino Real sim to Concept C]	3
Some people don't have a car, still can keep a job especially young people.	8
I do not want the high-density housing across from Trader Joe's (Plan C).	51
Ties in with Area 5, all commercial not feasible.	72
I like the idea of having some mixed-use development as long as it provides park and pool amenities for its residents so that Bressi Ranch isn't adversely affected. I also would like the children directed to Kelly Elementary since their population is much lower than Poinsettia and our population will continue to grow as the Bressi Estates and La Costa Greens are finished.	207
Need housing for employees of industrial park.	295
Better to have mixed use, residential, on southern border of area and not in the noisy flight path where people will complain of noise.	317

Land Use Concepts - Survey Comments

	Comment	ID
	Like the eastern neighborhood idea	346
B	Active Waterfront	
	No apartment complex.	6
	Don't like the high density residential in this area. Don't change the Bressi Ranch parcel to residential instead of commercial. Put a larger restaurant anchor with retail mix, to compliment the area. Provides a place for business people to meet and dine, and after work opportunity for entertainment, etc. but not residential. Let Bressi Master Plan mature. Poor idea for housing near Vista Palomar Park in Concept A.	7
	Keep low traffic.	9
	No apartment complex please.	19
	I DO NOT want the zoning change (for 400 units). We have too much traffic already. I live on Town Garden Road! An accident is ready to happen. They go at 40+ miles per hour on this. It does not need more TRAFFIC!! (Police would be writing tickets all day on Town Garden.)	24
	Keeping the Palomar Corridor focusing on industrial/office use! (As it is now.)	25
	Strongly favor Concept B. I strongly oppose the particular rezoning on Concept C [Staff note: circled high density residential area on Palomar Airport Rd] It (i.e. high density and low income housing) places an undue burden on the Bressi Ranch Community. If the City Council approves this change I will work vigorously to ensure that none of you is reelected.	26
	Streets (i.e. Palomar) are crowded as-is as are schools!	27
	Waterfront adds the most residential opportunities without impacting existing core single family residence areas.	28
	Absolutely NO high density at Palomar and Fuerte! We all bought at Bressi thinking there would be no more residences added on...light industrial zoned! The traffic the high density would create here would be horrendous. Concept A would be ok if no zoning change at Palomar/Fuerte.	29
	No new housing in this area.	30
	[Staff note: Concept B circled many times.]	31
	No high density residential!	32
	[Staff note: Concept B circled many times]	33
	Must eliminate any additional high density residential housing to protect: school overcrowding, our single family residential values, traffic, etc.	34
	No need for medium and high density development.	36
	Schools are over crowded already. Traffic is bad w/no parking in Bressi Village.	39
	[Staff note: on Concept A the high density residential area by Vista Palomar Park was circled] Landing pattern gag! Concept B same so ok. [Staff note: commercial area in Concept C was circled and it looks like it should be moved to same area in Concept B] Concept C, NO! Noise and airport lousy traffic pattern.	46
	I am against high density apartment complex being built in this area.	47
	Highly opposed to residential. Poor use given traffic impact, intensity of use disconnected with Bressi Community and overwhelms our elementary schools. [Staff note: High density residential from Concept C and mixed use from Concept A near Palomar Airport Road is circled]	48

Land Use Concepts - Survey Comments

Comment	ID
I'm not in favor of a change to the area across from Trader Joes on Palomar Airport being rezoned because of impact on Bressi Ranch. However the core focus change in zoning at Faraday and El Camino Real makes some space as well as a multi use change at Camino Vida Robles.	49
Like keeping area industrial near airport.	52
[Staff note: "B" was checked multiple times]	57
Best use for existing communities. [Staff note: the mixed use on Concept A and the high density residential area on Concept C near Palomar Airport Road were crossed out]	58
Must not be anything other than office/industrial. Area already highly impacted. [Staff note: area near Palomar Airport Road that has different uses in Concepts A and C was circled]	59
I adamantly disagree with A & C. B is the best choice or use the property near Trader Joe's at Bressi as more retail stores. A & C would drive up student/teacher ratio even more, especially after the 50% increase in this ratio at Poinsettia Elementary between 2010 and 2011 school year.	61
No residential - too much residential on Palomar Airport Road already.	90
Residential should not be so close to airport.	99
NO on C - please leave as is. Thank you~	100
Please leave that area as originally zoned. The community is COMPLETELY against the proposed rezoning and the idea of any type of apartments.	101
I live in Aviara and ALREADY people that work off Palomar Airport use Poinsettia and Aviara Parkway to get to work so traffic is already getting bad, heavy and people driving very fast to get to or from work. If any commercial, I would prefer to see more high tech but an important consideration will be how traffic is handled as Palomar Airport already can't handle the load.	110
I chose this option because it did not add high density residential.	117
WE are against zone changes from commercial to residential on El Fuerte and Palomar airport rd. Core C construction is a bad idea as it takes jobs away from current residents, devalues our homes, and crowds our school. Commercial property will bring in more business and jobs, and should be kept as is.	118
It is an AIRPORT, why put more housing near by	120
This is already such a busy corridor. Housing of any density seems inappropriate.	133
No high density residential our schools are already filled!	134
Bressi Village Shops, the local elementary schools and residential areas are already overcrowded. Adding mixed use and high density residential buildings would only make the situation worse.	137
PLEASE DO NOT BUILD HIGH DENSITY RESIDENTIAL OR MIXED USE ON THIS LAND. (see above comments) CONCEPTS A AND C WOULD HAVE A DETRIMENTAL IMPACT ON THIS AREA! KEEP THE PALOMAR CORRIDOR INDUSTRIAL/OFFICE or some COMMERCIAL TO expand THE ALREADY DEVELOPED BRESSI CENTER. THIS AREA IS ALREADY VERY CROWDED AND ADDING THIS MANY UNITS WOULD HAVE AN ABSOLUTELY TERRIBLE IMPACT ON THE COMMUNITY! POINSETTIA ELEMENTARY ALREADY HAS A HIGH PERCENTAGE OF LOW INCOME FAMILIES due to already existing housing.	142
This area was originally zoned for commercial use. Bressi Ranch is already a medium/high density area. Traffic from residents, as well as others utilizing the Bressi shopping area makes it quite busy. This area does not need nor can it support additional high-density housing. Keep the area zoned for commercial use only.	154
Absolutely NO HIGH DENSITY RESIDENTIAL.	160
absolutely no medium or high density zoning near bressi ranch	168

Land Use Concepts - Survey Comments

Comment	ID
Must minimize additional high density housing!	169
I do not want the area north of Bressi Ranch between Gateway and Palomar Airport Road to be changed to any type of residential or mixed use. Other than that the Core Focus plan makes since to me with the addition of mixed use on El Camino and Faraday.	173
Stop developing!!!	176
Maintain industrial/office focus for this corridor. Already lots of high density housing in this area. Adding more would put disproportionate burden on surrounding communities.	180
It is so crowded in this area already, with 33 children is my daughter's 1st grade classroom,do NOT re-zone to high-density residential here.	181
Absolutely no high density residential in this area. The schools are already overcrowded and traffic is heavy with the new shopping center in the area. High density residential in this area would be a disaster!	183
I feel strongly that a medium or high density multi family use near Bressi Ranch would overload the school and local shopping.	198
DON'T PUT RESIDENTIAL NEAR ANY AIRPORT. IT WILL ALWAYS COME BACK TO BITE YOU.	229
Please no new residential in this area!!!!!!	230
Please do not spot zone in the Bressi Ranch area. No med/high density housing. Bressi Ranch/Village and Poinsettia Elementary would be too greatly affected by this. Please keep zoned as Industrial/office as originally planned for this area. Thank you!	232
Keep the Palomar Corridor clear of any adjacent residential use.	235
Don't reduce the amount of land that is zoned for industrial....it's shortsighted to intentionally reduce our options for business growth.	238
Am against building high density area near Bressi Ranch. This area was built with inadequate parking and room to accomate the present number of people.	249
High density residential would destroy the existing lifestyle in and around Bressi Ranch. This is also a threat to Poinsettia Elementary not to mention the overcrowding that would result in the adjacent shops and intersections! Please do not consider this Concept!	250
Pal-air road is a busy highway, it would be advantages to put some commercial venues along the way. H.D.R. is, in my opinion, a bad idea.	253
Lesve it the way it is now.	256
This is very confusing. I am not sure what is being presented or asked the way it is presented.	257
No more residential or commercial, too busy already	258
Same reasons listed previously	277
Should not have residential - too much impact on Palamar airport road which is highly traveled already	280
Putting in high density housing is a nice idea in concept; however, will be a failure in the long term future of Carlsbad. The shopping center in Bressi Ranch is already difficult to get in and out of with the current traffic load. Adding high density housing across the street will cause more congestion along Palomar Airport Road and safety hasards with people trying to walk/bike in that area.	283
This plan makes the most sense, this community is currently under employeeed and to bring more housing into the area is foolish. Also bringing the property values down of communities by introducing high density housing is reckless.	293

Land Use Concepts - Survey Comments

	Comment	ID
	This is the best choice because it has the least development near the airport. Core focus (C) is out of the question because the vast majority of aircraft are on right traffic prior to landing and would fly right over this area	294
	I am anti-high/medium density housing so B looked like the best choice.	299
	Concept B retains the commercial/industrial character of Palomar Airport Road between I-5 and Melrose. Departures from this should be only at the very edges such as commercial development near Costco as in Concept C or high density housing next to Vista Palomar as in Concept A.	316
	While I am strongly against the Waterfront concept as the one that is the least desirable, I have selected it here because it is the only one with no high density residential which is as much of a negative as forcing large amount of residential into an active waterfront area.	326
	I do not want to see any additional high density housing in this area, the traffic and accidents on Palomar Airport Rd are already a problem, more apartments will only make it worse.	339
	Do not put residential near the airport	345
C	Core Focus	
	Mixed use - people can walk to work, help traffic.	18
	What is an "opportunity site?"	70
	Locate housing in close proximity to jobs.	71
	High density residential, mixed use and commercial make sense although the residential need to be able to work at the jobs nearby (not commute down the congested 5 to SD!).	104
	Why was the high density residential area on the eastern boundary deleted from this alternative- it should be add to this option- or would this exceed GMP?	106
	The City needs more high density housing near the job center of the City. The City needs to encourage walkable development.	116
	I think C allows for logical location of more high density housing (near potential jobs) in Carlsbad and I think the mixed use and commercial areas are appropriately placed also.	151
	Mixed use including residential is best placed along Palomar Airport Rd. Some of the Quarry Creek housing elements should be shifted to this area, already developed and with a good circulation element.	210
	Don't take any of the habitat next to the creek. Redevelop sprawl into higher density.	243
	I also liked the high density housing on the east along Palomar Airport Rd. The waterfront concept lacks many desired features for this area.	291
	This option seems to make the existing commercial/industrial mass the most livable. This area really needs more MULTI-MODAL transportation alternatives. It offers NO HUMAN SCALE in its buildings or street network. It needs a lot of work.	306
	Prefer Core has it seems to address housing, services for some people who may wish a self-contained work/live lifestyle.	318
	Great place for high density housing.	330
	High density residential close to industrial/office would be a welcomed focus for holding jobs in the area. Additionally this could open up a east/west corridor for transportation usage for the housing, office and mixed use properties. Smart planning should definitely take safety buffer zones into consideration.	348

Land Use Concepts - Survey Comments

	Comment	ID
N	None	
	I don't want to see any more development in this area.	146
	Not craz about any choice here. Keep industrial and high density housing to a very minimum!	161
	Palomar is currently over crowded and there is plenty of current office space available. No new housing is needed.	171
	this area is already highly congested and the schools are overcrowded as is!!!	194
	See my prior discussion. The traffic in this area is ridiculous at rush hour, ultra congested, and there is no logical way to change that. Why anyone would want to congest it even more boggles my mind. There needs to be some sanity here. Like stop trying to shove everything into Carlsbad because some developer wants to put something in.	196
	no medium and high density residences.	216
	This Area is already extremely congested. Adding more residential would be disasterous.	218
	Again, mixed use does not work, financially. Check out the records of where they've already tried this.	251
	It is already over populated! Traffic would be far worse and Poinsettia school would be impacted negatively!!!	267
	This area is far too congested and over developed. It's like an industrial version of what Del Mar did to Carmel Valley. With so many vacant industrial parks, why create more? Leave it alone and start creating more sensible solutions than suburban/rural sprawl.	285
	You can't expect homeowners to like living near Palomar Airport if you plan to expand it --which I think you will do. Why not turn PA rd into a freeway and put your business there?	310
	Focus on Carlsbad Village/Coast!	332
O	Other	
	Concept A looks ok. Area on Concept C that is in purple, designated for mixed use, is valuable habitat dummy.	12
	Like mixed use along transit corridor.[A and C checked]	64
	Keep it classy and upscale - Do we really want to attract more illegal aliens by subsidizing housing for them?	66
	Standard commercial - no; mixed use - yes; high density residential were best supported by infrastructure.	73
	What is the current zoning? What is currently there?	81
	Careful considerations to the Air Elements Noise Pollution for new families.	83
	all of Ok	111
	Just make all industrial and call it good. I know of a lead acid battery plant that has to leave its toxic waste site.	128
	open the zoning and let the market tell you what works here. Stop wasting years and money noodling over details that only discourage investors with more delays. Havent you learned the lesson of 25% vacancy rates when the economy was good, and people were going to Vista and San Marcos to open business- what do you think you can do now, in a recession.	155

Land Use Concepts - Survey Comments

Comment	ID
Rezoning part of Bressi Ranch for high density apartments at the corner of Palomar Airport and Fuerte would be a very poor decision.	303
http://www.loudairport.com/ I live near corner of Poinsettia and El Camino and airport noise there is loud. I am consistently woken up at 6 am or earlier by jet engines. I am much further away than Fuerte/Palomar This location is on the flight path and presents additional risks in addition to noise probles.	
Without seeing how these parcels are CURRENTLY zoned it is impossible to say how we would like to see it changed. Read my lips - no net loss of natural lands. This silly map doesn't even show faraday going thru, as it has for a couple years. Your opportunity sites are remnants of what is left of OUR OPEN SPACES. shame on you.	331

Focus Area 8 - Southern Freeway Corridor

A Centers

I don't know that residential high density next to the train tracks is most desirable.	7
Easy access to freeway and core transportation without adding high density to core single family residential areas.	28
Here you have commuters and structure- why is there even any debate about where to allow small business to locate- its here and/or around the airport, period. Just get going and stop asking citizens to tell the pros what to do!	155
More residential making it more of a center with support from commercial	259
I am anti-density housing so this seemed like the best choice.	299
I chose A since it was the only one which discussed clustering uses next to Pointsettia station. The increased use of the station should be a focus for this area. Getting people to use the station w/o getting in an auto should be a priority for this area.	306
tax dollars	342
It's such a weird area. Can you actually get people to live there?	346

B Active Waterfront

Everyone wants to live near the ocean!	29
No need for medium and high density development.	36
Good place for activity in combination with high density housing makes sense.	49
[a question mark was placed next to "Palomar freeway interchange"]	70
Residential should be located in close proximity to the Poinsettia Station.	71
High density residential near the train station - yes.	73
Property south of Encina should be high density due to its location close to the transit station and the adjacent existing commercial site that needs more residents to become economically viable.	116
This again is more appropriate location for high density housing with access to commercial and commuting resources.	180
We need to keep open some active parks and open space along coast hwy for residents and visitors to use at will.	222
This is confusing the way it is presented. I am not sure what is being asked.	257

Land Use Concepts - Survey Comments

	Comment	ID
	People taking the train, this is ideal.	283
	I like the high density by the train station.	291
	Maximizes use of rail corridor. Putting some residential near the train station would improve commutes for employees working downtown.	317
	Need more residential near the beaches	345
C	Core Focus	
	Minimizes commercial development along coast.	64
	Be sure to consider any opportunities for open spaces and parks.	81
	This option includes added parkland and less intense use- leaves some of waterfront for residents who don't live right along the coast.	106
	Again, traffic is already a major concern in this area	110
	C has the least impact on Coastal development.	151
	We could use more housing in this area, but NOT HIGH DENSITY!!!! Please please please! I truly think the med density housing adds value and desirability to our city, while high density detracts. This area would get too impacted. No high density housing here! Please, NO high density housing here! Besides, there already is a high density housing Complex right there. More single fam homes, and NOT industrial/please!!!	161
	Minimizes commercial development (including too many hotels) along the coastline.	210
	Any of these would be fine, but we like C the best.	211
	Not for everyone, but if people want to live near a train/bus station for ease of transportation, we would have that as an option. Private demand for the space will drive development though.	238
	You might get a few people riding the train...if it goes where they need to go. Otherwise they're going to get in their car and drive. It's the American way.	251
	If I were living in that area, and I had to make a choice, it would be (c)	253
	There is plenty of commercial development nearby. Additional commercial development will detract from existing and planned residential development.	319
	Far and away Core is the best here. Beach living without the intermix of retail and commercial keeps that standard of living up higher. Carlsbad will be forever stuck with the pathetic location of its second train station and it is a mistake to try and fit it with any other efforts, just build a huge parking lot and don't try and fix the blunder.	326
	Hopefully a medium density plan would not have the very tall high risers blocking views and making housing, although near the ocean and transportation, reasonably affordable.	348
N	None	
	What is zoning now? No commercial, high density residential, or medium density residential uses for the area by the train station.	12
	I'll let you decide	128
	Plenty of current housing and commercial is available.	171
	palomar airport road highly congested as is!!!	194
	already over packed	197

Land Use Concepts - Survey Comments

	Comment	ID
	no medium and high density residences.	216
	no more medium and high density planning!	219
	NOTHING to the west of the existing rd	274
	You've already overbuilt and ruined this area. Stop already. We do not need another hotel there to ruin the last bit of natural beach we have in Carlsbad. Again, the residents have no yards for their kids to play in so they go to the beach to sit/stand elbow to elbow with the tourists you insist on drawing into town? We don't have the nice white sand beaches you paint in on the brochures --let Oceanside build the hotels. Quality of life is good!	310
	Does not translate well for resident evaluation. I find the short text descriptions not tied to what I see in colors on the maps. For example, "Centers" seems to have more green than "Active Waterfront" If there is really more Active Waterfront, what is it?	318
O	Other	
	Less is best.	66
	all are OK	111
	Stop developing!!!	176
	OPEN SPACE ONLY. PARKLAND?	229
	open space and commercial/industrial - no residential	280
	again what is missing is EXISTING zoning.	331
	Focus on Carlsbad Village/Coast!	332

Focus Area 9 - Ponto/Southern Waterfront

A	Centers	
	Boy you really lost the soul of the coast here. The plantings are foreign and look like some subdivision in LA. Where are the saltbush and lemonade berries? Don't just fill it with suburban junk. focus and bring back the true coast (hint: Palms don't belong here).	243
B	Active Waterfront	
	Concept B makes for a vibrant and exciting waterfront destination.	7
	Please keep Vision Plan concept for Ponto.	17
	Spreads out the housing and avoids a small area that gets impacted so greatly.	28
	Make sure commercial areas are on WEST SIDE OF COAST HIGHWAY.	32
	No need for medium and high density development.	36
	Not sure we can afford promenade.	52
	Fantastic! We jus need to make sure that there's SOME (?) parking somewhere so people can get there and then walk around.	60
	Limit high density residential - Do not build tall buildings to block existing views. Keep beaches open to public and create parking.	68
	Carlsbad Boulevard Realignment is important to Carlsbad's future. Maintain the land uses in Ponto as addressed in the Vision Plan.	71

Land Use Concepts - Survey Comments

Comment	ID
Green space and open waterfront.	98
Open space and waterfront promenade.	99
This looks great! A waterfront park/promenade south of The Village. Although what will happen to the Campgrounds?	104
HOPEFULLY NOT "high intensity" residential or commercial	110
Active waterfront will greatly benefit the City. The designations within the Ponto area should reflect those discussed by the Vision Plan and addressed in the settlement between Carlsbad & Vista to avoid potential legal challenges.	116
Beach and tourist- Carlsbad has the safest and cleanest beaches already- BUT- hey, why NOT you could install a bunch of tacky red roofed strip malls, anchored by more banks going out of business, so you can have more dry cleaning and pedicure shops, tho, as clearly we need more of those here.	155
Why is the new hotel so ugly?	164
Yes, improve the waterfront experience with parklike setting, bike and walking paths, etc. Would make this a very desirable location for residents and tourists.	180
We don't have enough open space in this city - this concept includes the most open space.	207
Plan B is excellent	235
YES, lets have something like 'the strand' (LA area) along our coastline!	244
This is confusing as presented. I don't understand what is being asked.	257
The additional things along the waterfront are great!	291
Public access and passive open space should be a priority for this area.	306
Prefer leaving waterfront area for walking and promenade which is only depicted in plan B	317
But is the Active Waterfront Concept really hotel-centric? No mention of hotels.	318
I like the waterfront promenade concept. Unsure where the Carlsbad Blvd would be re-routed from this plan? It would be nice to have some nice resturants on the waters edge. We need some better venues for tourist and residents.	348
C Core Focus	
Open space by the beach.	81
Open spaces and parks. No high density.	100
Open spaces would be nice.	101
No more people, it will ruin Carlsbad.	134
C would be my first choice and A would be my second, because they have the least impact on the natural aspect of our Carlsbad coastline.	151
I would like to see very limited development of this area. The beaches are one of the reasons Carlsbad is so special.	187
PLEASE don't develop this area to death. It's one of the last nice areas by the beach.	192
This is the only logical area for growth since it is open, and is the logical growth area.	196
We do not need a "promenade" on the coast. This is why we have a beach.	231

Land Use Concepts - Survey Comments

	Comment	ID
	better to have more open space...shouldn't develop your "node" idea....those concepts have a habit of allowing commercial fill between them.	238
	Let's not get too crowded down there.	248
	I do not like Concept B in this circumstance. Leave this area as open park space. If I want a busy coastal area with a pier/park, I will drive up to Oceanside.	263
	Prefer no development along the southern Carlsbad coast. Instead, lets celebrate the opportunity we have to enjoy the beauty of the natural coastline. Please stop pushing this development at Ponto!!!	265
	Perserves State park and recreation area less cost to develop	315
	Core again because of no high density residential. However with no high density residential it would be perfect to use the visitor serving features of the Waterfront plan to take advantage of Carlsbad's coast line as a visitor draw and attraction.	326
	Please leave this area open and beautiful, and not turn it into another LA strip mall jungle. Sincerely...	330
	what is missing is existing zoning to compare to. the less development the better. We need more parking at our beaches, not more development.	331
N	None	
	Leave undeveloped as in last General Plan.	12
	Prefer very little coastal development along this section.	64
	The relationship between small mount of added open space and increases in density is not clear- how many uints added and how many sq feet of commercial- can't select with limited information.	106
	I don't want to see this area developed.	146
	Parks and open spaces are always good.	171
	Too much development along this stretch of coastline. Leave it as is with minimal changes. Definitely NOT Active Waterfront - we do not need to look like Newport Beach!	210
	no medium and high density residences.	216
	Overdevelopment would gretaly affect the water quality in the area. Again, we don't need more strip malls and residential areas.	218
	Aren't there campgrounds along here? What happens to those? Some restaurants would be nice but mostly, we like it the way it is.	251
	Keep off the coast!	273
	No envelopment less than 100 metes east of beach	274
	ABSOLUTELY LEAVE THIS ALONE! For the life of me I beg you to reconsider this area. DO NOT DO THIS! Let this area be the beautiful, pristine coastline it currently is. It's already quickly vanishing all over California and already being swallowed up around Ponto with high density, ugly condos. South Ponto is a gem. Don't exploit and destroy it!! PLEASE! I've spent my whole life on this beach, don't do this. You'll never get this place back.	285
	LEAVE PONTO ALONE!!!! NO DEVELOPMENT NEEDED!!! This is what makes Carlsbad special.	290
	Again, this is the last bit of natural beach that we have in Carlsbad. Leave it alone for the residents and nature. Build hotels in the village and in Oceanside. It's bad enough the Hilton was allowed. The Ponto storage area is prettier than the track homes. Leave something in Carlsbad natural. We do not have the wide beaches to support your tourist vision. Put greed aside and look at quality of life. Picture a high tide on a 4th of July. Send someone out to measure the beach. Let's get real	310

Land Use Concepts - Survey Comments

Comment		ID
	Do not want to see the area developed to the extent that is proposed. It should be an area for the citizens of Carlsbad to enjoy and not visitors.	311
	I HATE the idea of a promenade at Ponto and I strongly dislike the idea of creating "shopping" opportunities. This is a beach area - it's about the sand and the sea, not gift shops. I think the council is highly misguided in trying to over-architect the beach experience. I also firmly believe that we're going to end up with a lot of empty hotel rooms. We're killing a beautiful beach for some promise of money. Sure, we could use some better parking but PLEASE don't sell our most precious resource	346
O	Other	
	No high density. [Staff note: under Concept B "high density residential, mixed use" was crossed out.]	62
	Less is best - fresh air please.	66
	I like the idea of a second promenade, look how popular the seawall area is (we need to upgrade the bluff tops in this area the State is inept) I would support a redesign that continues to have overnight camping but retires the bluff edge to a public walk; visitor serving commercial - yes; and mixed use at the south end - yes.	73
	Maintain SFR and open space adjacent to Batiquitos Lagoon North Shore Trail.	74
	Can't we just leave it the way it is? Can we keep the open space? Oh by the way, the gnarly trees along the coast are a natural resources. They should be featured instead of hidden. In all sincerity, thanks for taking care of them.	128
	Would very much prefer this area to remain open space	129
	Keep it all open space!	130
	Stop developing!!!	176
	Leave the waterfront alone.	188
	gear it all toward residents, not visitors	197
	LOW DENSITY MIX USE WITH PARKS.	229
	Combination Active waterfront...keep the waterfront park promenade concept and lose the mixed-use visitor-serving commercial and residential. We do not need more visitor services in this City. We need more services for the residents...beach parks, green belts, dog parks, walking trails. We do not need more restaurants, hotels, shops to attract visitors to this area. We have downtown for that purpose; Legoland, the Outlet mall, etc.	255
	Focus on Carlsbad Village/Coast!	332

Focus Area 10 - Aviara

A	Centers	
	see above comment	197
	No pink in the key! What is it? Includes areas of higher density housing in a part of the city that has little of this. Good to have more parks.	210
	No high density...more open space	259
	Prefer larger recreation area with less commercial	317
B	Active Waterfront	

Land Use Concepts - Survey Comments

Comment	ID
No reason for low density uses; medium density here [two southern sites]	3
I represent a specific property in Aviara. I will not choose to have any of this property "open space."	5
Offers best fit for area and current use. Liked "C" better than "A."	7
High density is needed to help fund the construction of the missing link of Poinsettia.	71
The (?) parcel bisected by Poinsettia and its extension be designated to LOW DENSITY RESIDENTIAL ONLY!	76
Aviara lacks the ability to walk to shops and restaurants	110
The cost of constructing Poinsettia Lane is very high. Spreading the cost over additional units will make it easier to get this much needed roadway.	116
I don't think this area needs more high density housing. There are already two or three developments there, I believe. Since I don't know what the commercial recreation use would be, low density housing would be my choice over the unknown.	151
There are already many areas open to commercial development in Carlsbad and this is an area which is basically purely residential. The whole character of the neighborhood would be changed with commercial development. It is one of the most beautiful areas in the city and would not be improved by inserting commercial development.	224
The way this information is presented, unless you have intimate knowledge of this information for each area, the average citizen can't adequately answer these questions.	257
C Core Focus	
Need for a good large recreation center/ open gym (basketball, volleyball)	18
Maximize open space.	81
Mixing some light commercial and residential (no manufacturing to eliminate heavy trucking access) will keep this area from looking like Irvine. We need a local brand identity. Snout housing is so tired looking. We can do better with clean, environmental neighborhoods that harvest solar and use water reclamation as a theme. Cutting edge design doesn't have to be high liability. Our lagoons and ocean front deserve a real identity related to the regional character.	126
Just keep it in character with neighborhood- its one of the remaining affluent areas- you could screw it up, if you wanted to "fix that".	155
Housing should be all low density	175
This seems to be the most balanced concept.	207
I propose lower density housing around nearby schools that are already overcrowded.	250
I like the idea of commercial space for restaurants, grocery shopping, etc near low/medium density housing.	263
Seems like the definitions of "density" need to be more clearly defined - seems like there may be different interpretations that could lead us down a bad road here.	265
What, exactly, is the pink areas	274
I think of this as a residential area and am trying to stay close to that.	291
I am anti-density housing so this seemed like the best choice.	299
Build more parks and maybe a huge pool.	310

Land Use Concepts - Survey Comments

	Comment	ID
	Mild preference for Core reflects thought that commercial recreation adds more diversity to area options. A bit hard to translate the subtleties of the different concepts into what it may mean for residents.	318
	Again core, it has the least dense housing layout but ads some commerical which is not close to the residential. Mixing commercial and housing makes for a not so ideal residential environment.	326
	With the schools and church's, Aviara Park, golf course and Park Hyatt, it would be ideal to minimize any high density within this neighborhood that would create significant traffic and congestion. For the residents this also creates more open space.	348
N	None	
	Especially this area. NO more residential	134
	No new housing needed, we are already suffering from overcrowding.	171
	Why change a previously thoughtout and logical plan.	196
	no medium and high density residences.	216
	no more medium and high density planning!	219
	What is a commercial recreation use?	251
O	Other	
	I do not support changes to this area at all.	28
	Prefer only vision that creates single family residences; not medium or high density residential.	34
	Aviara is currently way too suburban and could use some higher density/mixed uses. Everyone there drives around in their cars with little sense of community.	60
	No medium and high density development.	62
	Less is best.	66
	Need more information.	73
	Don't know.	100
	all are OK	111
	Who really cares, it's an urban wasteland now.	128
	Open space and commercial recreation uses. WE DO NOT NEED MORE HOUSEING. As it is now we cant sell the houses we have now in Carlsbad. Lets get more shops, malls, restaurants, parks and schools and businesses for the Carlsbad residents that live here now.	160
	Aviara is the perfect location for high density residential, strip malls, hotels, and other commercial over development.	188
	LOW DENSITY WITH OPEN SPACE	229
	This is just souless sprawl that destroyed everything it was named for.	243
	Let Batiquitos Lagoon be as is.	285
	single family homes in place of high and medium density housing.	304
	Why does s. cbd get low density housing and n. cbd get's hi density? Not right folks, stick some hi density down s. and more natural/ park lands, which you don't say whether they are existing or not.	331

Land Use Concepts - Survey Comments

Comment		ID
Focus Area 11 - South El Camino Real		
A	Centers	
	The shopping center at the SE corner of ECR and La Costa should be redeveloped as a mixture of residential with a limited amount of mixed use. This has never been a successful commercial site.	71
	Bingo!	73
	Scenario A is best for the SE corner of ECR and La Costa. A small amount of mixed use along with residential makes the most sense at this site. The small vacant parcels near La Costa Resort should be visitor serving.	116
	again, where is transportation support for high density?	259
	Trying to stay close to the existing character.	291
	el camino real has the roads and the room for high density housing.	330
	I don't think mixed-use will work in these areas.	346
B	Active Waterfront	
	Spreading out the units.	28
	La Costa and El Camino good location for high density with little to none at this time.	180
	This is finally starting to make some sense, but how could you really change your opinion of the three options, once you pick an initial selection. You can't go back and edit your choices. This survey really sucks.	257
	Great access to the 5 freeway for the High density housing.	283
	Residential within close proximity of mixed use already in place. Easy walking for potential residents along El Camino and good access to public bus transit.	348
C	Core Focus	
	Don't like "B" - high density concentration here. "A" or "C" - "C" providing best opportunity here.	7
	Totally FLAWED process! Need green belt on Concept C around designated mixed/commercial use by La Costa Ave.	12
	There's plenty here already.	87
	No high density or medium density but very low density if any.	100
	Please, no more high density housing off or near El Camino Real/Poinsettia/Palomar Airport Rd.	101
	avoid any more "high density" along El Camino Real, traffic is bad enough now	110
	El Camino Real seems best used for commercial and mixed use rather than high density residential. The lighter mixed use on the NW corner of Aviara and El Camino seems more compatible with the adjacent low density residential.	151
	Must minimize high density residential here!	169
	Keep Aviara at El Camino Real totally commercial	175
	This area is already congested. PLEASE don't build a bunch more homes/apts there!!!!	192

Land Use Concepts - Survey Comments

	Comment	ID
	Seems to be the best balance.	207
	Like the mixed use component.	210
	This seemed like the best choice based upon what is there now. Besides, it is the option with least amount of density housing.	299
	More mixed use	317
	Core again because it is the only one without high density residential and it has the most mixed use with none of it next to residential, this is good.	326
N	None	
	Already too much car traffic along this part of El Camino.	70
	Already too uch traffic on El Camino, and will be too conjested in the future.	118
	There is already too much traffic along El Camino in this area.	146
	No new housing needed! El camino real is already ridiculous!	171
	Stop developing!!!	176
	Why go back and redo something that is fine.	196
	no medium and high density residences.	216
	additional development would be extremely harmful to the natural wetlands in the area.	218
	no more medium and high density planning	219
	This land is already developed. Ask the property owners what they want to do with it.	251
	Too much traffic already exists on El Camino.	254
	This area should be kept residential	258
	Isn't El Camino Blvd jammed up enough (with cars)? Maybe you should think about a trolley along El Camino if you want to keep developing along this road.	310
	Cannot translate the subtle differences in maps and descriptions in to why one fits a concept better than another. Whatever logic is going on eludes me. Is this must the product of someone doing the same thing three times and each ending up a bit different? How do differences actually map to the concepts.	318
O	Other	
	Change outdated center at La Costa and El Camino Real to high density residential. Aviara/El Camino Real as mixed use as major commercial is nearby.	3
	Same as focus Area 10.	34
	Tough getting coastal commission ok.	46
	Mixed use would be great. [Staff note: the triangular shaped area below La Costa Ave that's designated as mixed use/commercial in Concept C is circled and the following is referring to this area.] That site clearly fails as commercial use so let's do something different here.	60
	No high density. [Staff note: an arrow is pointing to Concept C]	62

Land Use Concepts - Survey Comments

Comment	ID
We do not want high density housing here! That's why we moved to Carlsbad - This is a great shopping center the way it is!	66
El Camino has so much commercial development already.	88
Sure as hell don't want High density housing here!	140
Same as it already is- more malls, with coffee shops for soccer moms.	155
11	197
This more seems like the owners of the La Costa Towne center are trying to rezone their mall and sell it off to the highest bidder. La Costa Avenue has already become a parking lot after they expanded the road. There simply isn't the room and infrastructure for this redevelopment. High density condos are going up before Rancho Santa Fe Road and homes are spreading like wildfire in Elfin Forest. In addition, you would absolutely lose the character of La Costa.	285
IF it's replacing open spaces - forget it.	331

Appendix C: Letters





The Corky McMillin Companies

Realty • Mortgage • Land Development • Homes • Commercial

January 20, 2012

RECEIVED

JAN 20 2012

CITY OF CARLSBAD
PLANNING DIVISION

Mr. Don Neu
City Planner
CITY OF CARLSBAD
1635 Faraday Ave.
Carlsbad, CA 92008

RE: ENVISION CARLSBAD – QUARRY CREEK PROPERTY

Dear Mr. Neu:

As you know, McMillin Companies has been in the City planning process with the draft Quarry Creek Master Plan since October, 2010. At the same time the City has been engaged in a comprehensive update of its General Plan, and has included the Quarry Creek as a focus area of study. We are concerned that despite our ongoing processing of a detailed master plan for the Quarry Creek site, the Envision Carlsbad General Plan Update citizens committee draft land use concepts mapping has not included as an alternative the land use distribution scenario proposed in our Master Plan.

You will recall also that in October, 2011, we additionally submitted a series of applications supporting this Draft Master Plan; including a General Plan Amendment (Land Use, Circulation and Open Space and Conservation), Zone Change, Tentative Map, Hillside Permit, Habitat Management Permit, Special Use Permit and Local Facilities Management Plan. This land use entitlement package reflects a serious effort to plan and entitle a development which is consistent with the Housing Element policies adopted for the property by the City Council in December of 2009, and July of last year. Your staff has conducted reviews and provided comments on three drafts of the Master Plan, and has presently initiated the EIR process for the project. As a result of the court-ordered schedule for completion of the land use changes directed in the Housing Element, the Quarry Creek Master Plan project is on an expedited processing schedule.

Through the Master Plan, a comprehensive development plan for the site is presented that provides an appropriate balance of open space, residential and public use land uses. In the residential areas, the project provides the opportunity for a variety of housing types in order to accommodate the housing needs of a range of economic levels and age groups, at the high and medium-high residential densities reflected in the adopted Housing Element.

The Master Plan clusters this proposed development only to a number of compact areas allowed for development as defined in the HMP, allowing for wildlife corridors, sensitive vegetation communities and culturally significant areas to be conserved, mitigated, protected and managed. The Master Plan complies with [and adds area to] the Carlsbad HMP hardline conservation area for the property. It avoids and provides significant buffers from the main habitat and resource areas, including the onsite wetlands. We believe that our Master Plan and related applications take into account all applicable City policies regulating and guiding land use and environmental



McMillin Realty



McMillin Mortgage



McMillin Land Development



McMillin Homes



McMillin Commercial

Mailing Address: P.O. Box 85104 • San Diego, CA 92186-5104
2280 Historic Decatur, Suite 100 • San Diego, CA 92106
TEL (619) 477-4117 • FAX (619) 336-3119
www.mcmillin.com

planning for the property. And although the Envision Carlsbad Alternative Concept Maps all contain some relative similarities with our Master Plan, we believe that an alternative should be included which addresses the land use scenario reflected in the Master Plan specifically.

To this end, we hereby request that the Draft Quarry Creek Master Plan, presently in process with the City, be included in the list of alternatives considered in the General Plan update through the Envision Carlsbad committee process. I have included a map of the Master Plan land uses with this letter for your use.

Thank you for your consideration of this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Todd Galagneau", with a long horizontal flourish extending to the right.

Todd Galagneau
Senior Vice President
The Corky McMillin Companies

cc: Gary Barberio
Van Lynch
David deCordova
Jennifer Jesser

STATISTICAL SUMMARY

LAND USE	GROSS ACRES	NET ACRES	DENSITY	ALLOWED UNITS
RH - High Density (15-23 DU/AC)	18.3	13.7	20.0	301
RMH - Medium-High (8-15 DU/AC)	31.4	29.6	12.0	355
CF - Community Facilities	3.6	3.6	--	--
OS - Open Space	91.8	--	--	--
Roads	10.9	10.9	--	--
TOTALS	156.0	57.8	--	656

LEGEND

--- QUARRY CREEK PROPERTY BOUNDARY LINE

ROADS

(OS) OPEN SPACE

(CF) COMMUNITY FACILITIES

RESIDENTIAL

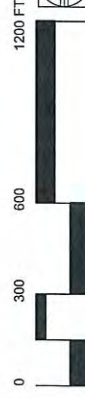
(RH) HIGH DENSITY (15-23 DU/AC)

(RMH) MEDIUM-HIGH DENSITY (8-15 DU/AC)



NOTES:

1. Marron Rd. connection to El Camino Real eliminated.
2. Rancho del Oro interchange eliminated.



Quarry Creek

PROPOSED ALTERNATIVE LAND USE PLAN

January 20, 2012



Sent via E-mail and U.S. Mail

January 23, 2012

Gary Barberio
Carlsbad Planning Department
Community Development Director
1635 Faraday Avenue
Carlsbad, CA 92008

Subject: Justification for Land Use Designation Adjustment

APN's: 209-120-03, 04, 06, 07

Mr. Barberio:

Kilroy Realty Corporation is pleased to provide you with an initial assessment for City consideration regarding a land use designation adjustment option for the above-referenced parcels (aka. Lot 4, Lot 5, Lot 7 and Lot 8) under our ownership at Carlsbad Oaks Business Park. They are located north of Faraday Avenue and west of Melrose Drive, in the northeast quadrant of the city of Carlsbad, outside of the city's coastal zone boundary.

The parcels are collectively designated for Planned Industrial (PI) uses per the City's existing General Plan map. Our option involves the inclusion of Medical Office uses to the existing land use designation.

First and foremost, these parcels have already been identified by the city's extensive public and committee vision efforts associated with Envision Carlsbad; all are noted as Vacant/Under Utilized properties as depicted by the Envision Carlsbad Potential Opportunity Sites map dated May 10, 2011 as provided on the city website.

Justification elements based on Medical Office land use options are provided below:

Medical Office:

The inclusion of Medical Office, per the city's Office (O) General Plan designation would be appropriate for the following reasons:

- There is precedent in the city to co-locate Medical Office uses within and near Planned Industrial land uses for the benefit and convenience of those who work in the city's industrial office parks.

January 23, 2012

Page -2-

- Medical Office market dynamics differ from Planned Industrial land uses, however, they are known to be compatible and can positively augment the long-term viability of these uses when co-located in an adjacent manner.
- These specific parcels would also have the benefit of being near established residential areas to the east in the city of Vista, as well as being able to service the industrial/office parks located within a few mile radius within the city of Vista, as well as Planned Industrial land uses in the city of Carlsbad east of Melrose along the Lionshead Avenue corridor.
- Existing roadway systems have the capacity and capability of adequately servicing the traffic generated from Medical Office land uses on these parcels.
- Medical Offices, as a land use, have been identified as a needed land use amenity within the city; these parcels would also benefit from capturing the market potential of the residential, industrial and commercial occupants located in the immediate vicinity in the city of Vista.

Our request is that this option be included on the Carlsbad Envision alternative maps. Thank you for your consideration and please feel free to contact me if you have any questions.

Thank you.

Sincerely,



Robert C. Little
Vice President Development

cc: David De Cordova, City of Carlsbad - Principal Planner
Jennifer Jesser, City of Carlsbad - Senior Planner

Gary Barberio

From: Grant Bryce <GBryce@isisph.com>
Sent: Tuesday, January 24, 2012 2:18 PM
To: 'Ted Tchang'
Subject: RE: I'd like your opinion on an apartment use on lot 1

Ted,

We see no way that zoning Lot #8 for an apartment building is compatible with industrial use of this park. Inevitably our current and future operational activities will be questioned by an organized apartment renters group. Other issues will arise between us as a company and the apartments as residences. Not only would our uses be challenged but the other now empty Lots around #8 would be forever foreclosed from any business use that involves any noise or hazardous chemicals. I believe Isis would have to vigorously oppose residential uses in Lots near or adjacent to ours specifically including Lot #8.

Grant

From: Ted Tchang [mailto:ted@techbilt.com]
Sent: Tuesday, January 24, 2012 2:11 PM
To: Grant Bryce
Subject: Re: I'd like your opinion on an apartment use on lot 1

Grant,

The City of Carlsbad is going through it's Envision Carlsbad project which is to revise and update the General Plan and future land uses. You can look up proposed alternate uses if you google Envision Carlsbad. In one of the maps, they have Kilroy's lot 8 being an apartment use. I already told Kilroy that we would not support an apartment use on that site, could you confirm that such a use would cause problems for Isis?

Thanks,

--

Ted Tchang
Techbilt Companies
Phone: 619-223-1663
Fax: 619-223-2865

From: Grant Bryce <GBryce@isisph.com>
Date: Tue, 24 Jan 2012 12:05:10 -0800
To: Ted Tchang <ted@techbilt.com>
Subject: RE: I'd like your opinion on an apartment use on lot 1

Hi Ted,

Lynne and I both feel that development is a good thing and are not opposed to this idea.

Grant

From: Ted Tchang [mailto:ted@techbilt.com]
Sent: Monday, January 23, 2012 3:08 PM
To: Grant Bryce
Subject: I'd like your opinion on an apartment use on lot 1

Hi Grant,

The City of Carlsbad has told apartment developers that my lots 1 and 2 at the intersection of Faraday Ave. and El Fuerte St. are lots that they would consider for conversion to apartment use. Naturally, those apartment guys are now contacting us to see if we're interested. I'm not sure how I feel about it yet and wanted to get your input. In my view, lot 1 which is the lot north of Faraday Ave. would be the most logical for a use like that. A 1,000 foot radius from the edge of pad just touches the slopebank of our lot 3, so I don't see that there would be any hazmat issues with the other lots in the business park. These lots are probably the only lots that could be considered for a residential use since any of the other lots would cause hazmat issues for the rest of Carlsbad Oaks North.

Please let me know what you think,

--

Ted Tchang
Techbilt Companies
Phone: 619-223-1663
Fax: 619-223-2865

Morgen Fry

Subject: FW: Vote NO to zoning change for Parcel at Palomar Airport Rd. & El Fuerte

From: Terri Mundy [mailto:tmundy@roadrunner.com]

Sent: Tuesday, January 24, 2012 5:42 PM

To: City Clerk

Subject: Vote NO to zoning change for Parcel at Palomar Airport Rd. & El Fuerte.

Please vote against rezoning the Parcel at Palomar Airport Rd & El Fuerte from Planned Industrial to High Density Residential under the "Envision Carlsbad."

It is directly against Bressi Ranch and Bressi Corporate Park's "live, work, play" plans that took years to develop and that the homeowners and business have supported. The area cannot handle this high concentration of people and traffic.

We oppose the plan because:

Spot zoning is short-sighted and sets a dangerous precedent for the city. Overcrowding at Poinsettia Elementary & AOMS.

Negative traffic Impact on the busiest intersection in San Diego, Palomar Airport Road and El Camino Real.

Disproportionate concentration of low-income housing.

Disenfranchising Carlsbad Property owners/taxpayers.

Thank you for your consideration and please do not be swayed by this large developer taking advantage of a bad economy. Making this zoning change would make a **long term** detrimental "quality of life" decision for Carlsbad residents and is not part of the plan we were told Carlsbad envisioned or supported. Which is why we chose this city and development.

Teresa & Richard Mundy

2559 Ingleton Ave.

Carlsbad, CA 92009

760-931-0444

JAN 30 2012

January 27, 2012

**Community & Economic
Development Department**

Gary Barberio
Community Development Director
City of Carlsbad
1635 Faraday Avenue
Carlsbad, CA 92008

**Re: Justification for Land Use Designation Adjustment,
Raceway Parcels 12-15, APN's: 221-881-06 & 221-881-16**

Dear Gary:

The H.G. Fenton Company would like to provide input for City consideration on the land use designation adjustment options for the above-referenced parcels under our ownership. Lots 12-15 of the Raceway property are located on the eastern edge of the City limits just north of Palomar Airport Road and east of Melrose Drive, along Lionshead Avenue. The properties are within the northeast quadrant of the City, outside of the coastal zone boundary.

The parcels are currently designated for Planned Industrial (PI) uses per the City's existing General Plan map; we would like to pursue a change to allow High Density Residential. This change would be appropriate because:

- The surrounding land uses lend themselves to high density: An open space corridor to the north and west create a buffer from the other office/industrial uses, while a steep slope creates a natural border to the south. The connection to the land uses to the east in the City of Vista provides retail opportunities for future residents including Target, a bank, postal annex and a number of food establishments within walking distance.
- Adequate area is available for compliance with all standards and amenities required of high density residential land uses per the City of Carlsbad's zoning code.
- Existing roadway systems have the capacity and capability of adequately servicing the traffic generated from high density residential land uses on these subject parcels.
- The above noted roadway systems (Palomar Airport Road and Melrose Drive) provide mass-transit connection opportunities for the future residents of the proposed high density residential land uses.
- The property is not adjacent to any existing single-family or multi-family residential that could be considered incompatible based on scale or design.
- The lack of sensitive or concerned surrounding uses would likely facilitate an entitlement process without controversy.
- High density residential lands uses on the subject parcels would have the benefit of providing an opportunity for dwelling units to be located near potential workplace locations not only within this portion of the Carlsbad, but also the city of Vista.

- There is no Specific Plan or Master Plan covering this area that has created an additional level of expectations for the use of the land.

The Carlsbad Envision process has developed a series of alternative maps for the vacant/underutilized areas of the City. The subject property is included as high density in one of the three options. It is our assessment that the high density residential option is appropriate and meets the goals of all three as shown below:

Concept A "Centers": In the Centers Concept, the subject property is already shown as high density residential housing. This supports the Centers concept in that it provides an opportunity for housing adjacent to a commercial center, creating an opportunity for people to live close to shops and services and transit access.

Concept B "Active Waterfront": While this concept focuses on the waterfront, there will still be the need for additional housing options in the city. As the Envision Carlsbad effort notes, about half of the city's new residential growth would be in the water front areas. This would leave the other half to be located elsewhere in city. High density residential for the subject property would not conflict with any of the aims of the Waterfront concept and with its location on the edge of the city it would allow for the continued cohesiveness of the Palomar Corridor employment opportunities and provide a location for residential options close to both employment opportunities and commercial services.

Concept C "Core Focus": The aim of the "Core" is to provide new residential and commercial uses at the edges of Carlsbad's employment core in the center of the city, enabling workers to live close to jobs, stores and restaurants. The subject property meets this goal in that it would provide new high density residential on the edge of the Palomar Corridor, providing an opportunity for housing close to an employment center as well as commercial services.

Our request is that high density residential housing for the subject property be included on all three scenarios of the Carlsbad Envision maps. Thank you for your consideration and please call me if you have any questions.

Sincerely,



Allen M. Jones
Vice President

copy: David de Cordova
Jennifer Jesser

Techbilt Construction Corp.

3575 Kenyon St.
San Diego, CA 92110
Telephone (619) 223-1663

Mr. Gary Barberio
City of Carlsbad
1635 Faraday Ave.
Carlsbad, CA 92008-7314

CITY OF CARLSBAD

JAN 30 2012

Community & Economic
Development Department

Mailing Address
P.O. Box 80036
San Diego, CA 92138
FAX (619) 223-2865
January 26, 2012

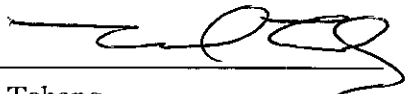
RE: Envision Carlsbad- alternate land use for Lot 1 of Carlsbad Oaks North

Dear Gary:

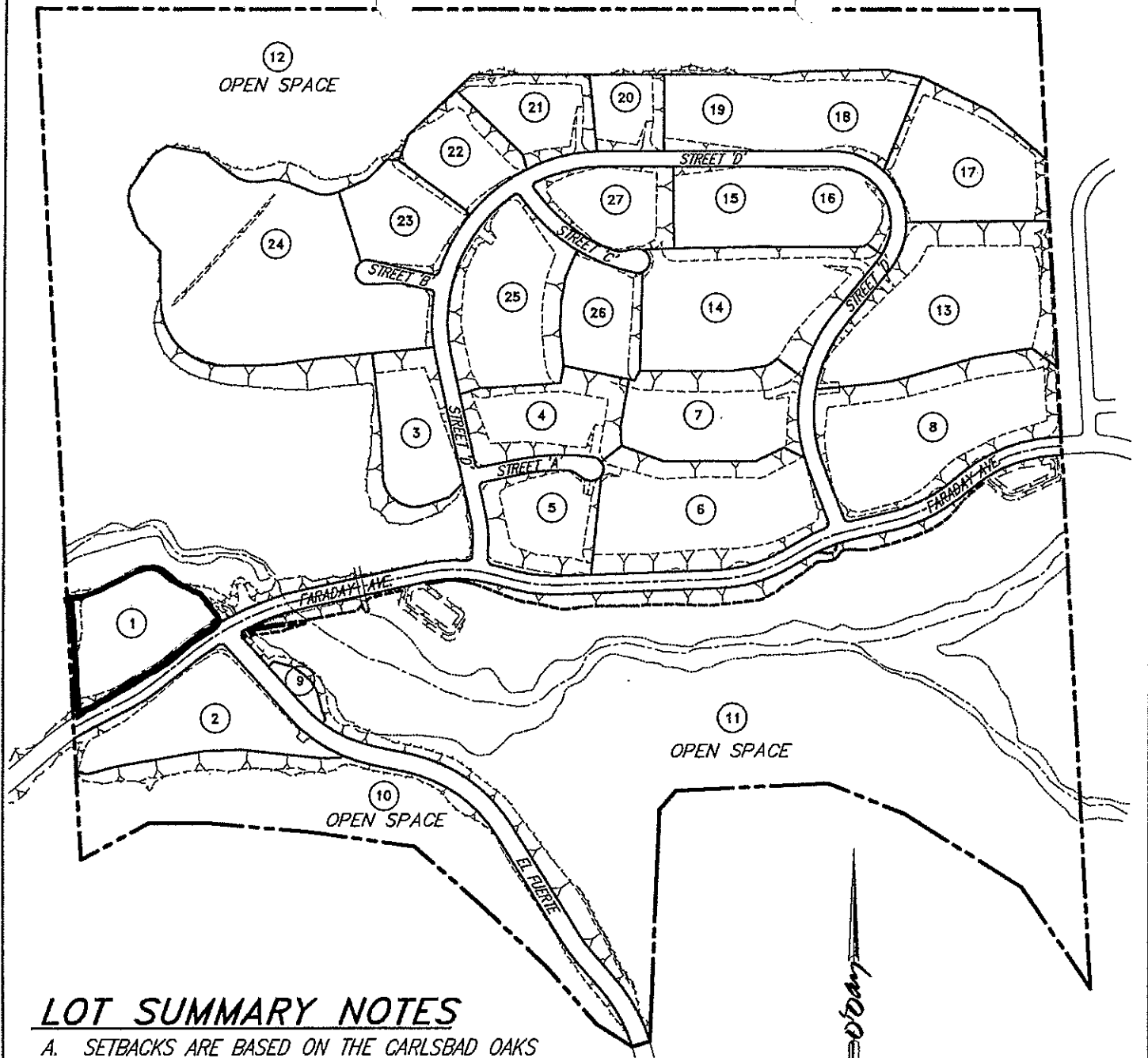
I would like to ask the City to consider Lot 1 of Carlsbad Oaks North (map attached to illustrate location of lot) for a high density residential alternative land use. We have been approached by apartment developers about potential sites within Carlsbad Oaks North and we could only consider lots 1 for apartments because this lot is separated from the rest of Carlsbad Oaks North and because the adjacent lot 2 is a logical lot for commercial uses. Residential uses on the any other lot would cause additional hazmat reporting and regulation requirements for users such as Isis Pharmaceuticals.

Please call if you have any questions.

Sincerely,
Techbilt Construction Corp.


Ted Tchang

TT:tt
Enclosure



LOT SUMMARY NOTES

- A. SETBACKS ARE BASED ON THE CARLSBAD OAKS NORTH BUSINESS PARK SPECIFIC PLAN:
1. 50 FOOT FRONT YARD AND SIDE STREET YARD SETBACK ALONG SECONDARY ARTERIAL STREETS (FARADAY AVE. & EL FUERTE).
 2. 35 FOOT FRONT YARD AND SIDE STREET YARD SETBACK ALONG INDUSTRIAL STREETS (STREETS 'A', 'B', 'C', & 'D') EXCEPT LOTS 15, 16, 18-21, AND 27 WHICH HAVE 25 FOOT STREET YARD SETBACKS.
 3. 10 FOOT SIDE YARD (INTERIOR) SETBACK.
 4. 20 FOOT REAR YARD SETBACK.
- B. SETBACK AREAS ARE THE SLOPE AREAS WITHIN THE SETBACKS.
- C. NET AREA IS EQUAL TO PAD AREA PLUS SETBACK AREA.
- D. DOES NOT INCLUDE FIRE SUPPRESSION ZONE.

NO SCALE

CARLSBAD OAKS NORTH BUSINESS PARK

JN 961005

SHEET 1 OF 2

O'Day
CONSULTANTS

5900 Pasteur Court
Suite 100
Carlsbad, California 92008
760-931-7700
Fax: 760-931-8680
www.odayconsultants.com

Civil Engineering
Planning
Processing
Surveying

Techbilt Construction Corp.

3575 Kenyon St.
San Diego, CA 92110
Telephone (619) 223-1663

Mr. Gary Barberio
City of Carlsbad
1635 Faraday Ave.
Carlsbad, CA 92008-7314

CITY OF CARLSBAD

JAN 30 2012

Community & Economic
Development Department

Mailing Address
P.O. Box 80036
San Diego, CA 92138
FAX (619) 223-2865
January 26, 2012

RE: Envision Carlsbad- Lot 8 of Carlsbad Oaks North

Dear Gary:

Option C of the Envision Carlsbad land use map shows a high density residential alternative land use for Lot 8 of Carlsbad Oaks North (map attached to illustrate the location of lot). I would like to ask the City to remove this alternate land use from consideration. A residential use on lot 8 would extend additional hazardous materials regulations and reporting requirements to all lots within 1,000 feet of this property. It would cause major operational problems for Isis Pharmaceuticals, which recently opened its new headquarters/R&D facility and it would impair the marketability of the remaining lots in the business park. The existing CC&Rs covering Carlsbad Oaks North prohibit residential uses and an amendment to allow a residential use on Lot 8 would require my company's consent, which I would not give. Furthermore, besides withholding consent to amending the CC&Rs, my company would work in active opposition to any effort to convert Lot 8 of Carlsbad Oaks North to a residential use.

Please call if you have any questions.

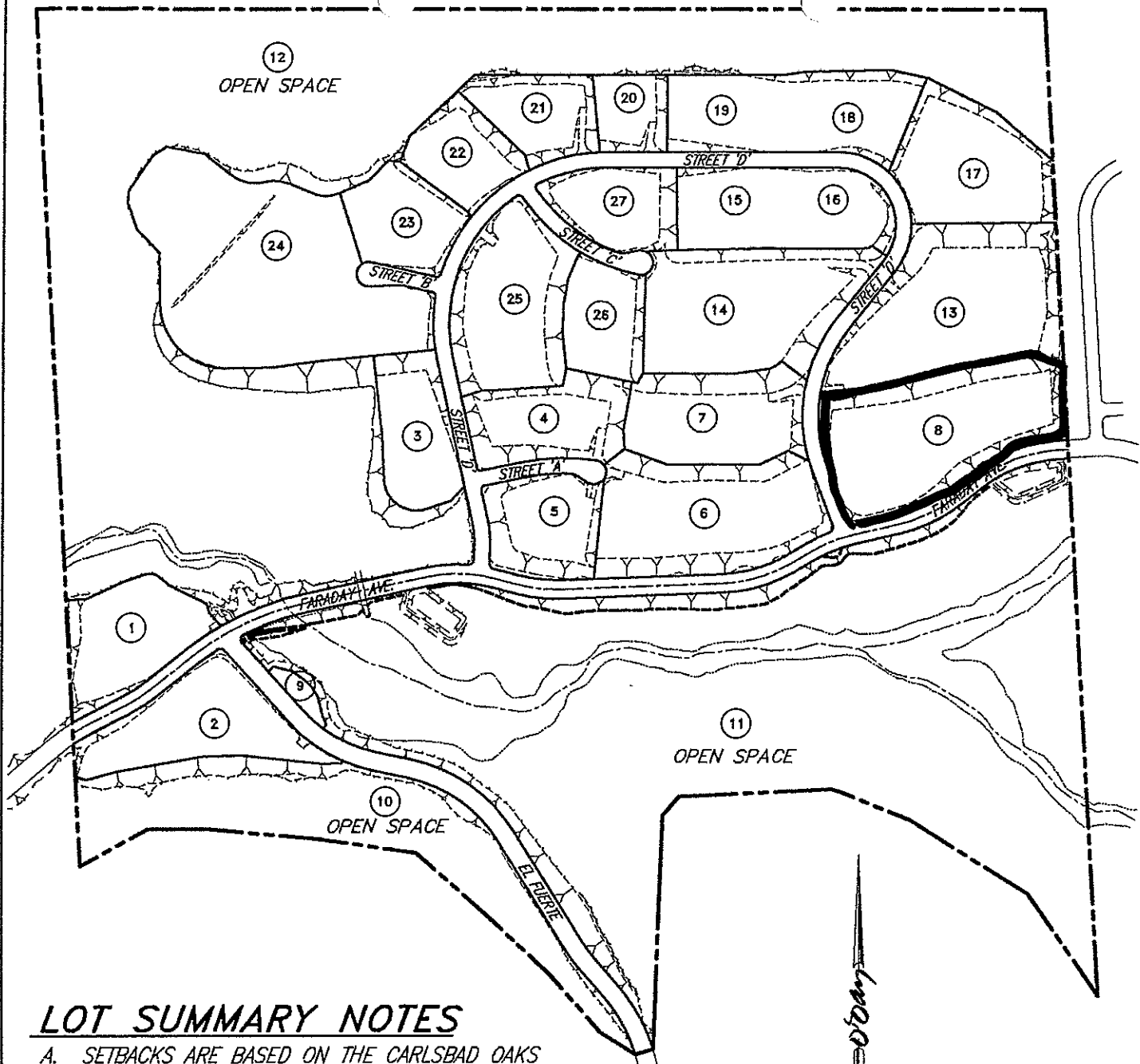
Sincerely,
Techbilt Construction Corp.



Ted Tchang

TT:tt

Enclosure



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CARLSBAD OAKS NORTH BUSINESS PARK

JN 961005

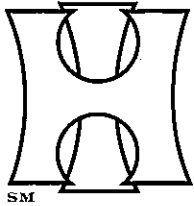
SHEET 1 OF 2

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HUGHES INVESTMENTSSM
SHOPPING CENTERS

GEOFF REESLUND, AIA
Vice President, Director of Design and Construction

CITY OF CARLSBAD

FEB 03 2012

**Community & Economic
Development Department**

February 3, 2012

Mr. Gary Barberio
Director, Community and Economic Development
City of Carlsbad
1635 Faraday Avenue
Carlsbad, CA 92008-7314

RE: Zoning/Land Use Concepts
Envision Carlsbad
Carlsbad Plaza, Carlsbad Plaza South

Dear Gary:

I very much appreciate the time you spent with me in discussing my company's concerns regarding the Land Use Concepts included in the strategies of Envision Carlsbad as presented at the February 2nd community workshop.

As we discussed, our company, Hughes Investments, was the original developer of the Carlsbad Plaza and Plaza South shopping centers in 1976, and we continue to own Carlsbad Plaza and manage both of these centers today. Serving the needs of the local residents, they are two of the most successful centers in San Diego County, with the Vons and CVS Drugs among the most successful stores in their respective chains.

Whereas we fully support the City's goal of crafting a new General Plan to take Carlsbad into the future, we must voice our strong concerns about any plan that will redesignate our properties for any use other than what exists today, which allows for shopping centers. A High Density Residential zoning for the Carlsbad Plaza site, as envisioned in Concept B, makes very poor planning sense, as this site is bounded by the busy Highway 78 on the north, the highly travelled El Camino Real and Plaza Camino Real on the west, and neighborhood retail on the south. Also, the extension of Marron Road to the east will further enhance the suitability of our properties for their existing retail uses. That said, *any* change of zoning designation would create significant problems for us, our partners, tenants and lenders, including the potential to severely limit or preclude our ability to refinance the project(s) in the future. The resultant detrimental effect of the Nonconforming Use Ordinance on our existing long-term major tenant leases would cause a slow and steady deterioration of a now successful retail area, which would be in stark opposition to the stated General Plan policy of *"expanding the retail sector and promoting shopping and dining opportunities."*

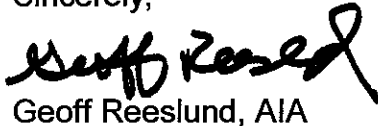
Gary Barberio
February 3, 2012
Page 2

We therefore respectfully urge the City to respect the sanctity of our portion of the Plaza Camino Real Corridor and leave the current zoning and General Plan designation of our properties as is.

Thank you for considering our input and I look forward to hearing back from you. I will also continue to keep involved during this exciting process for the City of Carlsbad. In that regard, would you please make sure that I receive all future notices of any meetings or actions that would have any impact on our properties. I would like to point out that the notice I received of these latest workshops was the first time our company had heard of the Envision Carlsbad process.

If you have any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Geoff Reeslund", with a stylized flourish at the end.

Geoff Reeslund, AIA

cc: Bill Hughes/Hughes Investments

Land Planning +
Landscape Architecture

wdesigngroup.net



Robert E. Wilkinson

Principal

760 434 2152

bob@wdesigngroup.net

2911 State St.
Suite M.
Carlsbad, Ca
92008 - 2342

COMMUNITY WORKSHOP ON LAND USE CONCEPTS

Feb 6, 2012

To City staff and consultants

My comments on last Thursday's "Community Workshop on land use concepts" at the Senior's Center.

Whomever planned the event and presentation gets a poor score. To begin with the room was too small for the turnout, since it was not a real auditorium the seated crowd could only see a portion of the screen you ran the video on, I was seated in the front portion of the crowd and had a limited view. Then after the verbal introduction that was very light on information, we broke to the open house. However the exhibits and staff were pinched up to the edges of the room where all the seats were barriers. It didn't work at all, you own the community a much better forum for providing input. Over due it do not under due it or we may start to question the authenticity of the desire for real input.

It doesn't take a genius to see that the majority of Carlsbad was developed under the planning philosophy that separated most all land uses. We all know that for the most of us to do anything outside of our homes means some travel beyond ½ mile. So we all get in our cars to make that trip. Carlsbad is a nice place to live if you have a car.

I am all for the concept of multi use development that we missed out on when most of Carlsbad was developed. However, In most all of the options presented, multi use development had higher density residential in it. That makes sense but you did not tell us how this new density will affect the City's current build out population. Why was this not part of the introduction ? I can see that there may be good reasons to add this new multi family residential land use to the city however it will have affects that all need to be discussed, right ?

I will make specific comments on the focus areas however please allow me to state up front I believe Carlsbad can benefit greatly from a more "active waterfront" To date we have not done enough to develop our community's connection with the Pacific, it seems that we have left it to the regional players. We are a coastal town but you would know it from out past endeavors to reflect the Pacific as a part of our community's identity.

Creating destinations within the city, we are a great city blessed with significant natural systems, a coast line, major drainage systems that end in three lagoons, topography and natural habitats. We have well laid out infrastructure, roads utilities etc. however where are the public expressions of who we are as a community? What expressions or landmarks do we have that express our identity over any of the other communities that surround us. Don't try to say the community has not come forward with these type of statements, we have and have been ignored. Also, every group of people benefits from have a rallying point, a place a location where you know you can meet and interact as a group with common interest. On 911 people in Carlsbad had no where to go, they were left to wander and wonder what just happened and where am I. This location becomes the center of gravity for the community. That is the prime destination Carlsbad should be working on! A forum, a public plaza, a square, a commons where it's prime purpose is for gathering and interacting. It would be best if this public space is surrounding by civic bldgs, and cultural venues and should have a strong and symbiotic relationship

RECEIVED

FEB 06 2012

CITY OF CARLSBAD
PLANNING DIVISION

with the areas around it. The area around it should have a good mix of commercial and residential uses providing all services. I can think of one location that best fulfills this criteria, I am sure you can also. Of course in the selection of such an important destination alternative sites must be considered and the ultimate site would come from what best meets performance criteria.

A comment was made on connectivity focusing on east west non vehicular movement, that is a good goal, bike routes that allow residents to travel from their neighborhood to the coast should be developed following the major drainage ways. This would limit the amount of topography that acts as a barrier to many cyclist.

FOCUS AREA COMMENTS

Focus area: 1 expand mix use into the barrio, the current village is in danger of sliding toward a residential neighborhood, it needs a stronger efficiency a commercial village with mixed uses. The addition of a pier is a great idea, late but good.

Focus area 2: Option B commercial with major anchor stores, if they continue to be viable, on the east end, mixed use on the west; high density if it can be shown that traffic can be supported.

Focus area 3: I don't know enough on this area to make a good judgement, I assume "campus" means education ? If so that would be good.

Focus area 4: mixed with mid density level.

Focus area 5: Mixed use A

Focus area 6: Not enough information

Focus area 7: Standard commercial - no; mixed use - yes ; high density res were best supported by infrastructure

Focus area 8: High density residential near the train station - yes;

Focus area 9: I like the idea of a second promenade, look how popular the seawall area is (we need to upgrade the bluff tops in this area the State is inept) I would support a redesign that continues to have overnight camping but retires the bluff edge to a public walk; visitor serving commercial - yes and mixed use at the south end - yes

Focus area 10: need more information

Focus area 11: A bingo!

I look forward to reviewing the summary/analysis of the community's input on these ideas.

Jennifer Jesser

Subject: FW: No Access To Your Survey

From: Andrew Rubin [<mailto:rubinlion7@sbcglobal.net>]

Sent: Monday, February 06, 2012 1:51 PM

To: Envision

Subject: RE: No Access To Your Survey

Hello Dave,

I completed the survey but would like to know how we can make public comments directly to this committee. I cannot stress enough my desire not see Ponto Beach ruined by rampant development. I have lived here my whole life and it is one of the most strikingly beautiful places in San Diego, if not California.

Carlsbad has the incredibly bad habit (or some other incentive) to misappropriate, over-develop, and pave every slice of open land with redundant cookie-cutter homes and Starbucks malls. I have grown up watching the flower capital of America turn into an endless sea of housing projects, vacant industrial parks, and congested suburban roads.

Seeing their plans for Ponto Beach is really the last straw. I don't know how the city could be so shortsighted and so greedy as to sell out its city's own beauty. The development along the campgrounds has crept southward toward my home for years. Now its about to take over one of the last open stretch of coastline we have left. For what? Do we need another Starbucks? Another Wal Mart? Another hotel? Is there not a better way to use existing land?

It's utterly disgusting and not in the least disheartening.

Andrew

Comments on the Community Concept Presentation workshop held on Feb 2, 2012

Overall strategy:

I do not like any of the strategies. I think a better strategy would be to add most of the high density housing along the Palomar Airport Road corridor.

There is little or no housing along this corridor. So there should not be consternation as there may be when the favor of an existing neighborhood is set to change; because one will know when they moved into the area that it is a medium to high density residential area. If there was some type of sustainable east west trail system this would really enhance the area and the ability to get downtown and to get to the beach.

I live in the Barrio and do not like any one of the plans. They all bring too many housing units into the area. Through talking with others and developing my own concepts several ideas have emerged. Designating the barrio as an historic area and showcasing it with an entry way marker such as an arch. This way the barrio would be similar to North Park area of San Diego. The area could have destinations; such as the Barrio Museum, The Pine Street Park, a house constructed with green technology. The home built with green technology could be located at the city owned lot at the corner of Madison and Walnut.

Additionally, the city could **SET UP AND FUND PROGRAMS** to help single family residential property owners in the Barrio and other neighborhoods improve their home. Programs such a tax breaks, free design help, expedited approval process, grants, etc.

The idea for City Center Focus A is to make walkable neighborhoods. The streets in the Barrio could be more walkable now with better lighting. The lighting is dreadful; particularly at the corners where one has to cross the street. **WE NEED MORE AND BETTER STREET LIGHTS NOW.**

I thoroughly enjoy living in Carlsbad. In particular I enjoy living in my neighborhood, the Barrio. I enjoy its flavor and character. Because of my joy and respect for the community I appreciate the chance to present input and welcome the opportunity to participate in the community development plan. But at times I am frustrated with the process. Such as during the community workshop held on Thursday Feb 2, 2012

In the opportunity sites letter, it stated that "Community members and stakeholders will review the three land use concepts and will be asked to identify what they like most about the concepts- that is, which land uses are most desirable on properties identified as "opportunity sites," such as the land you own.

The City's letter invited community members to participate in the workshops, but how is one suppose to participate, when they are denied the opportunity to speak, which is in direct contradiction of what was stated in your letter. Answering questions on a one on one basis is not direct community involvement. As many members of the community want to hear all the public comments made so they can make a more informed decision. I feel very strongly that an open forum meeting about the concept plan needs to be held prior to the plan being presented to the City Council. I look forward to participating in that meeting and other meetings and workshops about the development and expansion of our community.

Theresa J. Childs
3331 Madison St
Carlsbad, Ca 92008
(760) 720-0780
childst@hotmail.com



ISIS[®]
PHARMACEUTICALS

Grantland E. Bryce
Vice President, Corporate Development
Senior Legal Advisor

2855 Gazelle Court Carlsbad, CA 92010
T: 760-603-2707 F: 760-268-4922 www.isispharm.com gbryce@isisph.com

February 8, 2012

CITY OF CARLSBAD

FEB 09 2012

Gary T. Barberio
Community & Economic Development Director
CITY OF CARLSBAD
1635 Faraday Avenue
Carlsbad, CA 92008-7314

**Community & Economic
Development Department**

Re: Opposition to Zoning Change – Lot #8 Carlsbad Oaks North Business Park

Dear Gary:

I write in opposition to the suggested zoning change that would allow construction of residential units on Lot #8 of the Carlsbad Oaks North business park. If Lot #8 or any of the contiguous lots in this business park had been zoned residential in 2010, Isis would not have acquired land or built our building in this business park.

Residential and industrial or business land uses are simply incompatible. If any of the contiguous Lots are zoned residential no business that uses hazardous chemicals, as does Isis, will be able to build here. No business that makes noise in its operations will be able to build here. No business that involves substantial traffic will be able to coexist with residential units. I would also suggest that any business considering building in this business park would decide that the proximity of residential units increases their costs of security in parking lots and outdoor facilities.

I am in receipt of a copy of Ted Tchang's January 26, 2012 letter to you on behalf of Techbilt, principal landowner in this businesspark. Isis will also not consent to amending the CC&Rs and will work with Techbilt in active opposition to any effort to convert Lot #8 to residential use.

However, as I told you yesterday, Isis is not opposed to the possible zoning of Lots #1 & 2 as residential because these Lots are geographically separated from the rest of the business park enough so that the residential vs. industrial or business incompatibilities are overcome in our opinion.

Sincerely,

Grantland E. Bryce

CITY OF CARLSBAD

**Aviara Resort Associates Limited Partnership
11828 La Grange Avenue
Los Angeles, California 90025**

FEB 10 2012

**Community & Economic
Development Department**

February 8, 2012

Mr. Eric Larson
Chairman – Envision Carlsbad
CITY OF CARLSBAD
1635 Faraday Ave.
Carlsbad, CA 92008

RE: ENVISION CARLSBAD
LAND USE FOCUS AREA 10 – AVIARA

Dear Mr. Larson:

I am writing to you today on behalf of the owner of the Park Hyatt Aviara Resort. Thank you for inviting our input into the Envision Carlsbad planning process. I have reviewed the three concepts with particular attention to the changes they propose on a parcel of vacant land that we own.

The parcel in question is [APN 215-592-04 and 28] at the intersection of Kingfisher Lane and Batiquitos Drive. This parcel is currently zoned commercial/recreation and designated in the Aviara Master Plan for a sports club and restaurant site. We and our partners have been involved in the Resort since it was first under construction. This particular parcel has never been developed because a sports club and restaurant have been demonstrated to be not financially viable in this location and we have not found other commercial or recreation uses for it that are appealing investments. As such, we are very supportive of the City's initiative to consider other uses for the site.


Two of the three concepts put forward by the Envision Carlsbad Land Use Concepts would change the site's use to residential. The third plan does not change the land use. We support the change to residential use because commercial is not financially viable on this site. Of the residential options, we would be most supportive of Medium Density residential as we believe that amount of density would be compatible with the resort and time share buildings already existing on the campus. Alternatively, we would also support high density followed by low density in order of preference.

With regard to other areas of the Envision project, we respectfully request the Committee, the City Planning Division and the City Council to carefully consider how much more hotel inventory the City and surrounding communities can support. Now that the region has achieved a critical mass of hotels and resorts, each additional bed built in the City, whether it is economy

or luxury, makes it more difficult for the existing hotels to capture the necessary business to thrive. The lodging industry is very supply-sensitive and although new developers will sell their projects based on delivering big TOT dollars to the City, new supply rarely induces new demand, which means that TOT is really just moving from one hotel to another. We believe it would be prudent for the City to identify uses other than hotels for some of the remaining developable parcels that would better enhance life in Carlsbad.

As an affected landowner, I would be very happy to meet with the Committee, City Planning staff or members of City Council to discuss this process and our support of residential land use on the referenced site. Feel free to contact me at any time at 310-966-2370 and please come visit the Park Hyatt Aviara Resort soon, we would love to welcome you.

Sincerely,

A handwritten signature in black ink, appearing to read 'Heather C. Turner', with a stylized, flowing script.

Heather C. Turner
Aviara Resort Associates

cc: Gary Barberio, Community Development Director
Don Neu, City Planner
Mark Stiebeling, General Manager Park Hyatt Aviara Resort

Jennifer Jesser

Subject: FW: OUR WONDERFUL CITY

-----Original Message-----

From: Richard Bethel [mailto:rbbethel@sbcglobal.net]

Sent: Monday, February 20, 2012 12:04 PM

To: Council Internet Email

Subject: OUR WONDERFUL CITY

DEAR COUNCIL MEMBERS,

I am writing regarding the Envision Carlsbad Project. We have lived in Carlsbad since 1972 and have been active in the wonderful work of this great city. I was saddened to see the vision for much of our "underutilized land" as the report referred to the project. My husband and I thought tha OPEN SPACE was a high priority for our future. We supported the purchase of the Eucalyptus grove on Marron and continue to enjoy the drive down that road. We marvel at the open space on El Camino Real as we drive south past Tamarack to Palomar Airport Road. These views of farm land and open space are what make our city different in a positive way from all the other cities with continual strip malls.

I would highly recommend that we not add more commercial buildings until we reduce our current vacancies which I see every day on my drives around town. More buildings with vacancy/lease signs will not add to the beautfy and specialness of this city which we love dearly.

I'm not sure who is sponsoring the Envision Project. I took the survey online and was amazed at the tone of increased development on land which we thought was protected. My husband and I would gladly pay a tax to keep land open instead of more buildings.

Please return to one of the original visions of this city to include 40% plus open space.

Thank you for your hard work for our great city.

Ric and Bonnie Bethel



Hofman

Planning & Engineering

Planning Civil Engineering Fiscal Services Coastal

Gary Barberio
City of Carlsbad
Carlsbad, CA 92008

SUBJECT: Land Use Recommendation for the Mandana property.

Dear Mr. Barberio:

On behalf of the Mandana Company, owner of the property known as the Mandana property in the Sunny Creek area of Carlsbad, I am writing this letter to lay out recommendations for the ultimate land uses for this property. Because of the uniqueness of this site and its history, I would like to begin with a brief background and then discuss land use recommendations.

Background

The property has been owned by the Mandana Company for over thirty years. Over this time the property has endured many land use changes that have severely limited its development potential. The first land use change was the adoption of the Sunny Creek Specific Plan in April, 1985. The purpose of this Specific Plan was to institute standards that would promote a rural estate atmosphere for this area and surrounding land uses. This Specific Plan requires on this site a minimum lot size of one acre, large setbacks and other standards that would promote an estate lot feel. It is important to note that this plan was adopted at a time when there were no other real environmental constraints and density was calculated on a gross acreage basis. Also, this plan was adopted at a time when no substantial development had occurred in the surrounding area. The only major development that was near to this site was the Rancho Carlsbad Mobile Home Park.

Subsequently, in 1986, the Carlsbad Growth Management Plan was adopted. This limited the development of this property even more. Environmental and development constraints were identified such as 40 percent or greater slopes, power line easements, etc that further reduced the overall density that could have been achieved and the areas where grading could occur. The numerical calculation of density for this site using the Growth Management standards was reduced from 205 units to 156 units.

More recently, the citywide Habitat Management Plan (HMP) was adopted and the Mandana Company chose to hard line its habitat lands instead of going through the standards process. The adoption of this habitat hard line boundary further limited the ability to develop this site. Not only were all of the environmentally sensitive lands hard lined but also a 500 foot wide corridor was placed in the middle of the property to allow for a path for animals to move from the Ida Dawson Preserve to the open space lands to

the north. This corridor takes up substantial agricultural land that would otherwise be developable.

As a result, the ability to develop this property has diminished to a point that it is not economically feasible to develop a large lot, single family development. Given the current land use constraints on the property, the Specific Plan would not have been necessary had these constraints existed at that time.

The concept of a rural estate atmosphere for this area is now in question given the type of development that has occurred since the approval of the Sunny Creek Specific Plan. Although the Ida Dawson Preserve provides a nice buffer to the east, other nearby developments are not in keeping with the rural estate concept. North of this site is the Leisure Hills project in Oceanside that consists of a relatively higher density single family project of approximately 5000 square foot lot sizes. To the west and south are the recently approved ½ acre lot subdivisions of Cantarini, Holly Springs and Rancho Milagro. Within the immediate vicinity of these projects are the Dos Colinas senior housing center, the small lot Terraces of La Costa project, the apartment project adjacent to the Terraces and the low cost multi-family development within Holly Springs. It would be hard to argue that any of these projects project a rural estate atmosphere that was contemplated by the Sunny Creek Specific Plan.

As you are aware, the infrastructure cost of providing roads and utilities to this site are large. Also, the grading and improvement expenses for developing a ½ or 1 acre minimum lot size development are very expensive. The recently approved ½ acre lot subdivisions mentioned above will be fortunate to break even given the large infrastructure, grading and improvement costs they will endure. It doesn't make good economic sense in a market where the demand for larger lot and larger houses has decreased so dramatically. Even as the economy improves, this life style is much less attractive to the aging baby boomers and younger people just getting into the housing market.

Land Use Recommendations

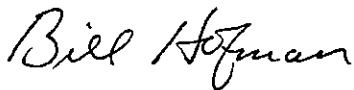
Based on the overwhelming planning and environmental regulatory constraints on the site, we believe that a different approach to the planning of this property is in order. Specifically, we would like to recommend a clustering concept that would provide for smaller lot sizes on the more developable portions of the property with a mixture of 10,000 square foot to 1/2 acre lots to provide the transition from the adjacent ½ acre lot projects. This achieves several purposes. First, a clustered project would require less grading throughout the site which would be more environmentally sensitive and significantly reduce the cost of development. Second, this type of development would actually be more compatible with the surrounding projects that have built since adoption of the Sunny Creek Specific Plan.

We would like to provide you specific recommendations:

1. Rescind the Sunny Creek Specific Plan – It is 27 years old and is no longer relevant to the current conditions.
2. Provide an alternative land use concept to the Envision Carlsbad alternatives for an RLM designation that would include the Mandana parcel. This would provide for more design flexibility for both of these parcels.
3. Designate the Mandana sites as opportunity sites on all of the Envisions Carlsbad Plan alternatives and remove the “Estate Lot” labels. As part of this description, encourage clustered housing on smaller lots for these two properties.

Thank you for your consideration and please call me with any questions.

Sincerely,

A handwritten signature in black ink that reads "Bill Hofman". The signature is written in a cursive, flowing style.

Bill Hofman

Cc: Don Neu
Dave De Cordova
Jennifer Jesser

HowesWeiler & Associates

LAND USE PLANNING AND CONSULTATION

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FEB 29 2012

**CITY OF CARLSBAD
PLANNING DIVISION**

February 29, 2012

Dave DeCordova
1635 Faraday Avenue
Carlsbad, CA 92008

RE: Envision Carlsbad – Ponto Area

Dave,

I appreciated the opportunity to talk to you about the Envision Carlsbad and the alternative land uses considered for the Ponto area by the three different Concepts: Centers, Active Waterfront & Core Focus. The purpose of this letter is to formally request that the City consider Concept B, Active Waterfront as the preferred land use designations for this area.

As we discussed, I have been working with Lone Star, the owner of the vacant properties at the southern end of the Ponto area for a number of years. Lone Star would strongly prefer the land uses shown in Concept B, Active Waterfront for these parcels. That alternative reflects the existing General Plan/Local Coastal Plan designation (Visitor Serving Commercial) for the southerly parcel overlooking Batiquitos Lagoon. It shows that the easterly portion of Lone Star's northern parcel as high density residential and the westerly portion as mixed use. These land uses reflect the land uses that were addressed in the Ponto Beachfront Village Vision Plan for these parcels. We believe that the future development allowed by these land uses represents the best utilization of these parcels. We realize that the Ponto Beachfront Village Vision Plan was denied by the California Coastal Commission; however it does provide some good land use guidance for this area.

Subsequent to the City's approval of the Vision Plan, the City of Encinitas initiated a lawsuit against the City of Carlsbad due to concerns about potential traffic impacts to road segments and intersections in Encinitas due to development that was envisioned in the Vision Plan. A settlement agreement was made between the two cities based on a split of future offsite improvement costs determined by the traffic counts addressed in the traffic study in the Ponto Beachfront Village Vision Plan Environmental Impact Report.

We believe that any land use change in this area could generate traffic impacts that were not in conformance with traffic impacts addressed by the settlement agreement. For example, Concept C, Core Focus shows all of the Lone Star holdings developed as Mixed Use, Visitor Serving Commercial, and Residential. We feel it is likely that the traffic generated by the Concept C land uses would exceed the traffic counts addressed in the settlement agreement.

HowesWeiler & Associates

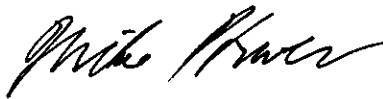
LAND USE PLANNING AND CONSULTATION

Additionally, Concept A, Centers designates Lone Star's entire northern parcel as high density residential. We believe that the California Coastal Commission will object to this designation which completely eliminates any mixed use from the northern parcel.

Lone Star is talking with qualified parties that are interested in becoming involved with the development of their holdings in the Ponto area based on the land uses shown for the southern parcel by the existing General Plan/Local Coastal Plan and the northern parcel based on the uses identified in the Ponto Beachfront Village Vision Plan. We respectfully request that the final Concept addressed for the General Plan update by Envision Carlsbad reflect these uses.

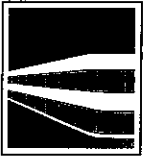
If I can provide any additional information regarding Lone Star's holdings in the Ponto area please feel free to contact me.

Sincerely,



Mike Howes AICP

Cc Gary Barberio
Don Neu
Craig Beam



C A R L S B A D
G A T E W A Y
C E N T E R

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MAR 14 2012

**CITY OF CARLSBAD
PLANNING DIVISION**

March 14, 2012

Don Neu
Planning Director
1635 Faraday Avenue
Carlsbad, Ca 92008

RE: Carlsbad Gateway Center and Envision Carlsbad

Dear Mr. Neu,

We appreciated the opportunity to meet with you and Dave DeCordova on the 13th. We are very interested in the Envision Carlsbad process and how it may impact the Carlsbad Gateway Center. The 17 acre Carlsbad Gateway Center on the east side of El Camino Real north of Faraday Avenue is currently Zoned M-Q. As we discussed during our meeting, this is one of the relatively few M-Q zoned sites in the City of Carlsbad. The existing M-Q zone allows for a wider variety of uses than the P-M zone. This flexibility has allowed the Carlsbad Gateway Center to accommodate a number of uses that would not be permitted in the PM zone and would have been forced to locate outside of Carlsbad.

We understand that the City and their consultant team have not prepared the new general plan designations or the implementing zoning ordinances at this time. It is our strong desire that the Carlsbad Gateway Center maintain its existing M-Q zoning which allows for a wide variety of uses. We believe that it is important to the economic viability of the City to continue to provide a certain portion of its industrial area as M or M-Q to allow uses not permitted in the PM zone to locate in Carlsbad.

Please notify us of any future meetings of the Envision Carlsbad Committee and let us know when we can provide additional input in regards to maintaining the flexibility permitted by the Carlsbad Gateway Center's existing M-Q zoning. If you have any questions or need any additional information, please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'D. Adlard'.

David Adlard
Property Manager

Cc Dave DeCordova
Envision Carlsbad Committee
Judd & Christine Cornish



Hofman
Planning & Engineering

1985 - 2010

25

**YEARS OF
EXCELLENCE**

**Hofman Planning &
Engineering**

Planning Civil Engineering Fiscal Services Coastal

March 15, 2012

Gary Barberio
City of Carlsbad
Carlsbad, CA 92008

SUBJECT: General Plan Land Use Recommendation for the Mandana property.

Dear Mr. Barberio:

This letter is written as a follow up to our meeting with you, Don Neu and Dave De Cordova on February 23, 2012. At this meeting, we were discussing the potential land uses for the Mandana property and we provided specific recommendations for the property based on the additional constraints that have been placed on the property over the last 30 years. These constraints and our recommendations are provided in a letter that was submitted to you at this meeting. During the meeting, we discussed the implications of the Habitat Management Plan hard line boundaries that were placed on this property. You had mentioned that during the HMP hearings, the City Council made a policy statement that it is was not the intent of the HMP mapping to reduce the potential density that a property could achieve prior to the placement of the HMP boundaries. This density could be achieved through clustering on developable sections of the property. In the case where the reeducation in developable land area would result in a resulting density higher than would be allowed per the underlying General Plan designation, an amendment to the General Plan would be in order.

Staff suggested that we compare the number of developable acres based on a Growth Management Plan constraints analysis to the developable acres resulting after the HMP lands were applied. We could then determine the minimum General Plan land use designation that would accommodate the growth management achievable unit count on the net developable acreage after the HMP boundaries are applied. Staff stated that this was done for other properties fairly recently including the Muroya subdivision that was approved in April 2010. In this case, the General Plan designation was changed from RLM to RM based on similar site constraints caused by the HMP.

We have completed this analysis and the density needed to achieve the number of units allowed under the Growth Management Plan is 1.64 units per acre. This is in excess of the upper limit of the existing RL land use designation on the site of 1.5 units per acre. Therefore, an amendment of the underlying General Plan from RL to RLM is in order. The following is a discussion of the analysis we used in making this determination:

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MAR 19 2012

**CITY OF CARLSBAD
PLANNING DIVISION**

Analysis

We first determined the number of developable acres by subtracting all of the Growth Management Plan constrained lands from the gross parcel area. This resulted in a total of 165 unconstrained acres. By multiplying the acreage by the RL Growth Control Point of 1 dwelling unit per acre, the achievable dwelling unit count is 165 units. Please see attachment 1 for the calculation. Next, the HMP hard line boundaries were overlain on the Growth Management constraints map (see Attachment 2) which resulted in a further reduction of approximately 65 acres of developable land resulting in a total of 100.8 developable acres. We applied the Growth Management Control Point to the 100.8 acres of developable land and this resulted in a total unit count of 100.8 units. This is detailed in Attachment 3.

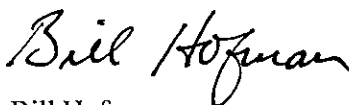
To develop 165 units on 100.8 acres of land, the density needs to be 1.64 units per acre. The only General Plan category where this can be achieved is the RLM designation (0 – 4 units per acre). Therefore, the only way for this property to be able to realize the number of units considered achievable under the Growth Management Plan is by approval of a General Plan land use element amendment to change the current designation of RL to RLM.

At our meeting, you indicated that you were not certain as to how such a change would be implemented but we would request that staff initiate a General Plan amendment to change the current land use designation of RL to RLM. It is our intent to develop a single family detached subdivision consisting of no more than 165 units on the larger Mandana parcel. We anticipate the gross lot sizes to range from 10,000 square feet to 1 acre.

On a side note, subsequent to our meeting, I was informed by staff that since we are in the Northeast Quadrant, we will have to satisfy all of our affordable housing requirements on site. There is no option for us to buy into an existing project or pay an in lieu fee. It is not feasible to provide affordable housing on large single family lots given the cost per lot to develop. We would want to develop an attached product on the smaller Mandana parcel that has a General Plan designation of RLM. We will be required to provide approximately 25 affordable housing units. Under the RLM designation, the upper end of the density range would only allow 15 units to be built. Therefore, we would also like to request a General Plan amendment of the smaller Mandana parcel from RLM to RM to be able to accommodate our affordable units.

Thank you for your consideration. Please call me if you have any questions.

Sincerely,



Bill Hofman

Cc: Don Neu
Van Lynch

General Plan Land Use Designation	Gross Acres	ACRES OF DEVELOPMENTAL CONSTRAINTS (1)													NET DEVELOPABLE ACRES
		FULL									PARTIAL		SCHOOLS		
		A	B	C	D	E	F	G	H	I	TOTAL	J	J/2	K	
RL-2	190.5				8.6			4.3			12.9	24.7	12.4		165.25
RLM-12 (MANDANA PORTION)	5				0.46			1.56			2.02	1.26	0.63		3.91

NOTES:

(1) Constraints

A – Major Powerline Easement

B – Circulation

C – Railroad ROW

D – Slopes > 40%

E – Riparian

F – Wetlands

G – Floodplain

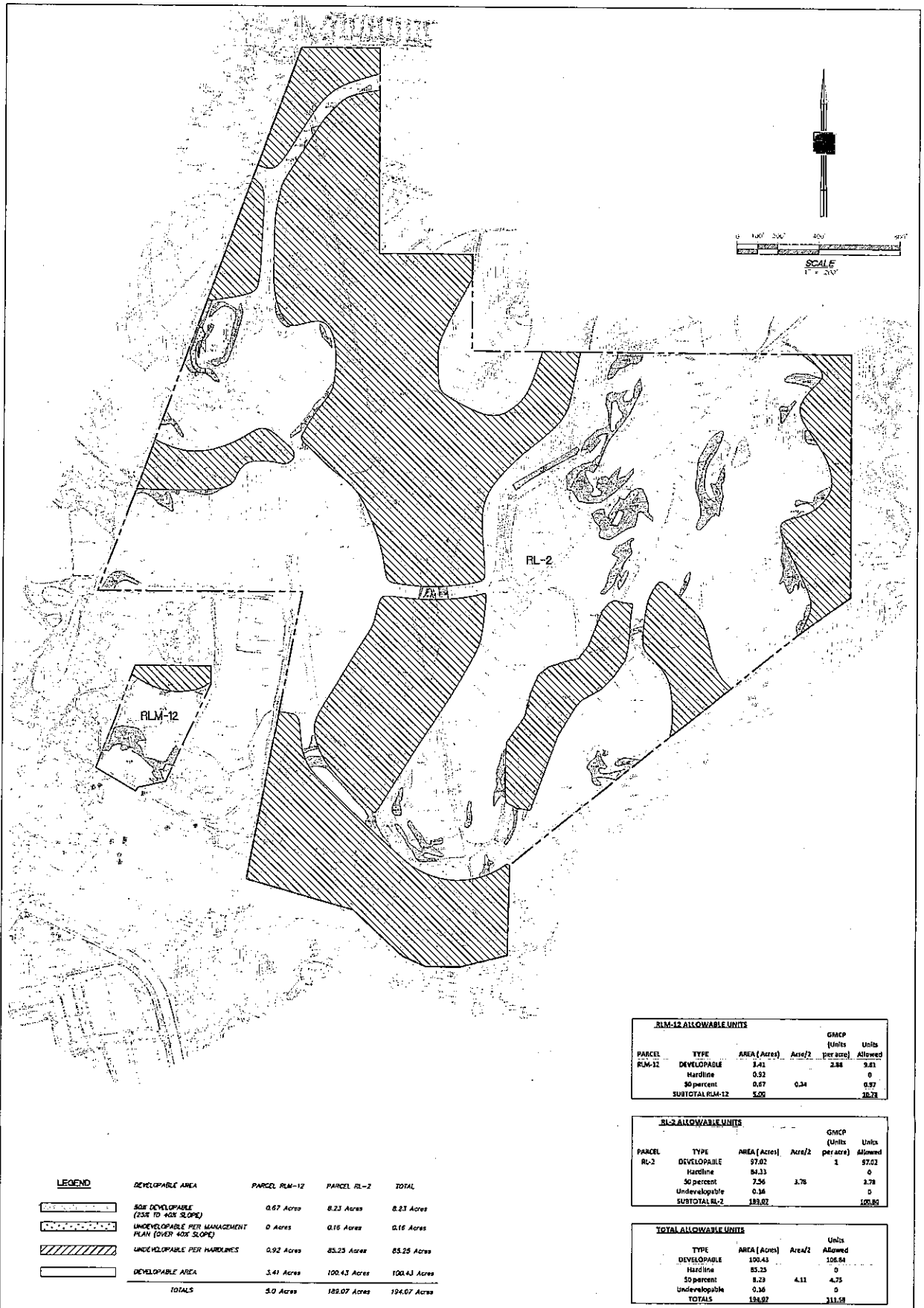
H – Perm. Body of Water

I – Other Envir. Feature

J – Slopes 25% - 40%

K – School Site Overlay

Source: Local Facilities Management Plan Zone 15 Amendment, dated June 10, 1988.



<p>1</p> <p>UNDEVELOPABLE AREAS EXHIBIT</p>	<p>Hofman Planning + Engineering</p> <p>3152 Lionhead Avenue Carlsbad, CA 92010 (760) 932-4500</p> <p>www.hofmanplanning.com</p>	<p>MANDANA SUBDIVISION</p> <p>CARLSBAD, CA</p>	<p>PROJECT NAME</p> <p>DATE</p> <p>BY</p> <p>CHECKED</p> <p>APPROVED</p>

MANDANA DEVELOPABLE ACRES ANALYSIS

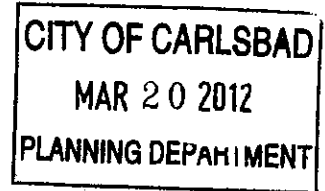
MANDANA LARGE PARCEL

<u>TYPE</u>	<u>Square Footage</u>	<u>Acres</u>	<u>GMCP</u>	<u>Units</u>
Gross	8,235,792	189.07		
Growth Management Constraints Outside HMP .	164,573	3.78		
	6,783	0.16		
HMP open space	3,673,622	84.33		
Developable Acres	4,390,814	100.80	1	100.80
		<u>TOTAL UNITS</u>		<u>100.80</u>

MANDANA SMALL PARCEL

<u>TYPE</u>	<u>Square Footage</u>	<u>Acres</u>	<u>GMCP</u>	<u>Units</u>
Gross	217,634	5.00		
Growth Management Constraints Outside HMP .	14,632	0.34		
	0	0.00		
HMP open space	39,933	0.92		
Developable Acres	163,069	3.74	2.88	10.78
		<u>TOTAL UNITS</u>		<u>10.78</u>

Fortuna Israel MD
3535 Harding St
Carlsbad, CA 92008



March 16, 2012

City of Carlsbad
Envision Development
Att. Miss Jennifer Jesser
1635 Faraday Ave
Carlsbad, CA 92008

To Whom It May Concern:

I'm writing this letter to request a change in the zoning for the property at 3535 Harding Carlsbad CA 92008 which I own and reside in. The property is currently registered as R3 and am requesting it be changed to allow for 6 residential units.

Sincerely,

A handwritten signature in cursive script, appearing to read "Fortuna Israel MD".

Fortuna Israel MD

DYETT & BHATIA
Urban and Regional Planners

755 Sansome Street, Suite 400
San Francisco, California 94111
☎ 415 956 4300 📠 415 956 7315